



Poor, butt rot

lood, some P.I.

limbs

& healed-over

nice crown,

some rot

merican Holly

To Be Removed

To Remain

o Be Removed

To Be Removed

Common Name	Scientific Name	Control Method
Callery Pear	Pyrus calleryana	Manually remove young plants when soil is moist; Dig up small trees, removing all roots; Cut and chemically treat large treeswith systemic herbicide or grind up stump to prevent reprouting; Girdling of tree trunks 6" above ground is effective during growing season.
Japanese Honeysuckle	Lonicera japonica	Manually remove small infestaions; Mowing can minimize infestation but may increase stem density; Apply a systemic herbicide with repeat applications as needed.
		loff, B. Slattery, and S. Zwicker. 2002 Plant Invaders of ional Park Service and U.S. Fish and Wildlife Service.

GENERAL NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for DSP-19023.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contracted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future

solely responsible for conformance to the requirements contained herein

- property owners are also subject to this requirement. The owners of the property subject to this tree conservation plan are
- The property is within Environmental Strategy Area, ESA-2 and is zoned E-I-A
- The site is adjacent to a Robert Crain Highway (U.S. Rte 301) and Cemrai Avenue (MD Rte 214) roadways designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway classified as arterial or greater. This plan is grandfathered under CB-27-2010, Section 25-177(g).

VOODLAND PRESERVATION AND RETENTION NOTES:

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- All woodland protection signage depicted on this plan is permanent.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS:

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead. dying, or hazardous may be removed.
- Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- . If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permitee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

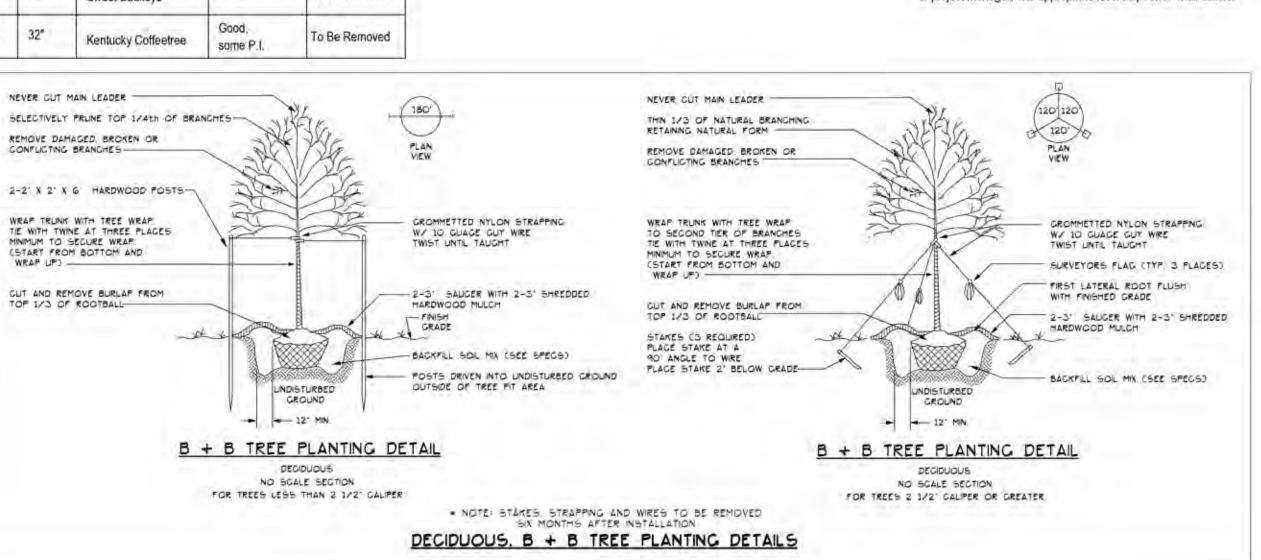
If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debns that is more than 35 feet from the woodland edge shall be cut up to allow contract with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

PRE-CONSTRUCTION ACTIVITIES

- 1. Prior to any disturbance of the site, the tree save lines shall be field located by surveying techniques and the appropriate tree protective device (see detail) shall be erected along these designated lines. Only after the tree protective devices have been installed shall any tree cutting or other clearing, grubbing or grading operations begin. All protection devices shall remain in place until all construction has ceased in the immediate vicinity. Devices shall be maintained throughout construction. Attachment of signs, or any other objects, to trees is prohibited. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend.



AFFORESTATION AND REFORESTATION NOTES

- 1. All afforestation/reforestation bonding, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- 2. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas.) Seedling planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with large caliper stock or containenzed stock may be done at any time provided a detailed maintenance schedule is provided.
- . If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner. The developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be moved. The management of competing. vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- 5. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- 8. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan; contractor name; business name (if different); address; and phone number. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M-NCPPC, Planning Department.
- Failure to establish the afforesation or reforestation within the prescribed time frame will resulting the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

PLANTING SPECIFICATION NOTES

Quantity: (See Plant Schedule)

Type: (See Plant Schedule)

3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.

- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until
- 4. Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be plated in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
- 6. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contracted and give his approval before planting may begin.
- 7. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture. pH, magnesium, phosphorus, potassium, calcium and organic matter.
- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail
- Planting method: Consult the Planting Detail(s) shown on this plan.
- 12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
- 13. Groundcover Establishment: The remaining disturbed area between seedling planting site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
- Mowing: No mowing shall be allowed in any planting area.
- 15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

Field check the re-afforestation area according to the following schedule:

Year 1: Site Preparation and Tree Planting Survival check once annually (September-November) see Note 1) Watering is needed (2 x month) Control of undesirable vegetation as needed (1 x in June and 1 x in

Year 2-3: Reinforcement planting is needed (See Note 2) Survival check once annually (September-November) Control of undesirable vegetation if needed (1 x in May and 1 x in

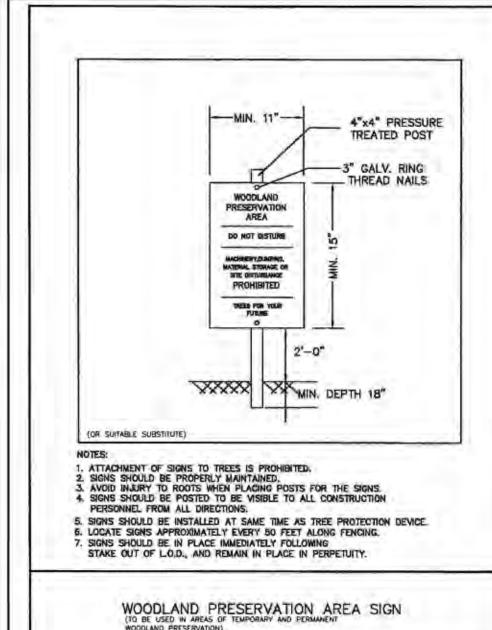
Year 4: Reinforcement planting if needed. (See Note 2) Survival Check (September-November)

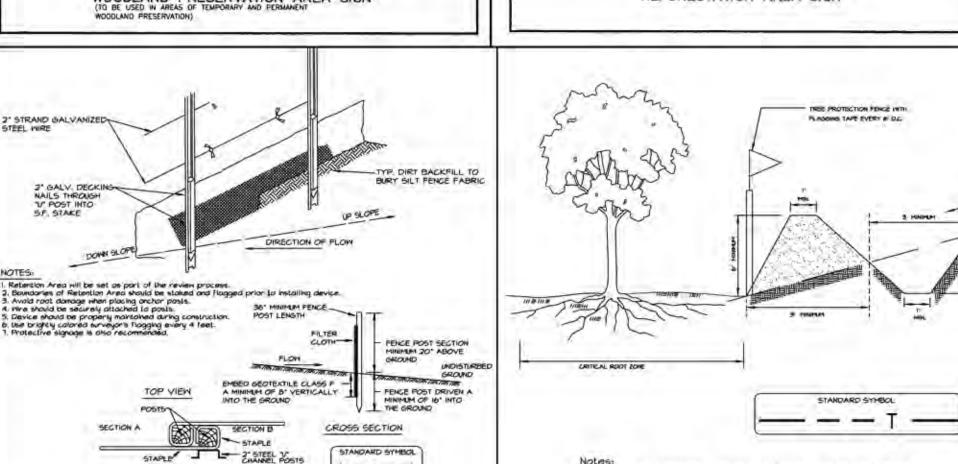
September min.)

walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or

recommendations will be conducted on an as needed basis.

1. Survival Check: Check planted stock against plant list (or as-built) by





CONSTRUCTION SPECIFICATION Ferce posts shall be a minimum of 36" long driven 16" minimum into the ground. Plood posts shall be 1 1/2" X 1 1/2" square (min.) cut, or 1.3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard. T or U section weighting not less than 1.00 pound per linear fact. Geotevitile shall be l'astened securely to each ferice past with wine lies or staples at top and mid-section and shall meet the following requirements for Geotevitile Class F: Tensile Strength 30 bound finin Tensile MSMT 509 Tensile Module 20 bound finin Tensile MSMT 509 Flow Rate 03 gai Rt / minute (mox) Tensile MSMT 322

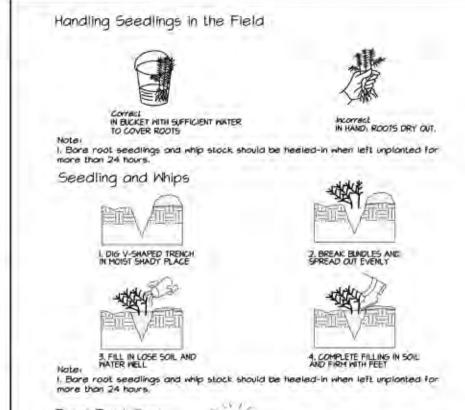
FENCE SECTIONS

 Phere ends of gentastile labric come logister, they shall be overlopped, folded and stopled to prevent sediment byposs. Stit Ferce shall be respected after each rainfall event and maintained when bulges accur or when sediment accumulation reached 50% of the Tabric height.

FORWARD FROM PLANTER FIRMING SOIL AT TOP OF ROOTS

COMBINATION SILT FENCE & TREE PROTECTION - TYPE NOT TO SCALE





Combination sediment control and forest protection device.

3. Boundaries of Retention Area should be staked prior to

5. The toe of slope should be outside the critical root zone

6. Equipment is prohibited within critical root zone of retention

. All standard maintenance for earthen dikes and swales apply to

8. All standard reclamation practices for earthen dikes and swales

forest conservation plan review process.

Root damage should be avoided,

area; place dike accordingly.

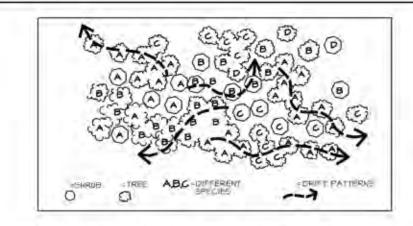
shall apply to these details

Boundaries of the Retention Area will be set as part of the



DIBBLE

SHOOTER'



SEEDLING PLANTING DETAIL

NOT TO SCALE

Aggregate Brift or Sweep. A cluster type gravaling which opers or leathers out along the edges Example: Aggregate massing or drifts are one of the most common vegetation distribution patterns accurring in nature. Principle seed becrere are at the central core of the cluster with seed dispersal outwards, often winaplawn, with densities thinning out to other groupings). Imagine the fallout of windolown milkwinni seeds. They often appear as aggregate drifts, elongated and Lear drop in snape.

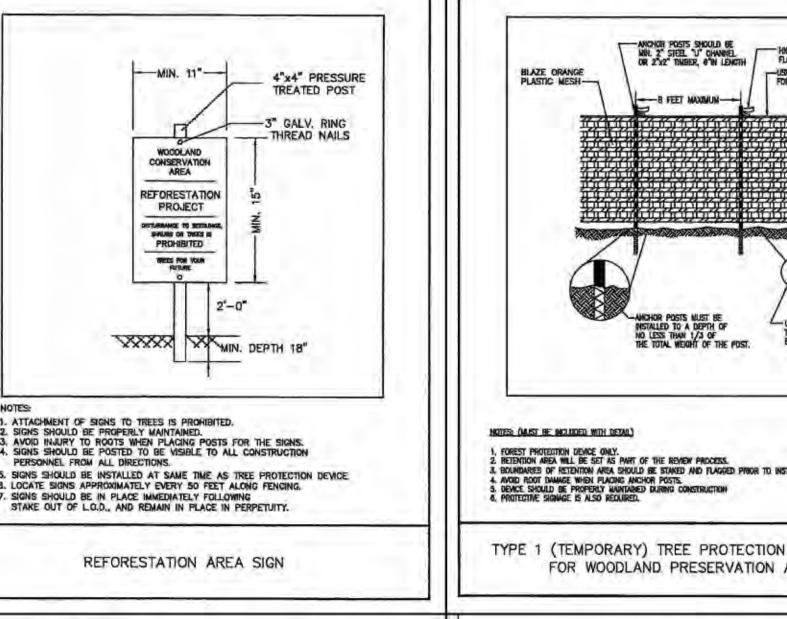
Application: When developing a planting plan the Maryland Forest Conservation Manual (pages 48 thru 101) offers recommendations on referestation methods, species selection, plant materials and site stacking aprilons. This is meant for determining the appropriate number of plants required, not necessarily a feeton-center 'grid pattern' layout. Many of the State's regulatory reforestation sites installed

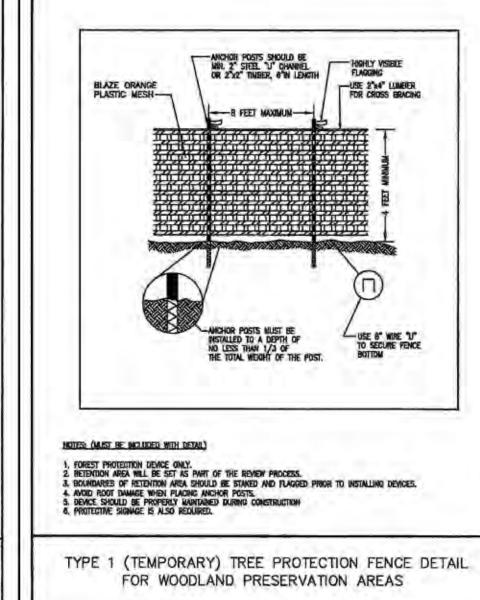
since the inception of the Act appear as orchards. This unnatural grid potterns can be corrected thru the application of agaregate distribution. This does not mean that plants must be in a grid pottern, the drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot coir together. It simply means that the installer should meet the aforementioned torest conservation act criteria at the same time replicating natures aggregate drift patterns (see When using this theory to lay out a planting plan the size of

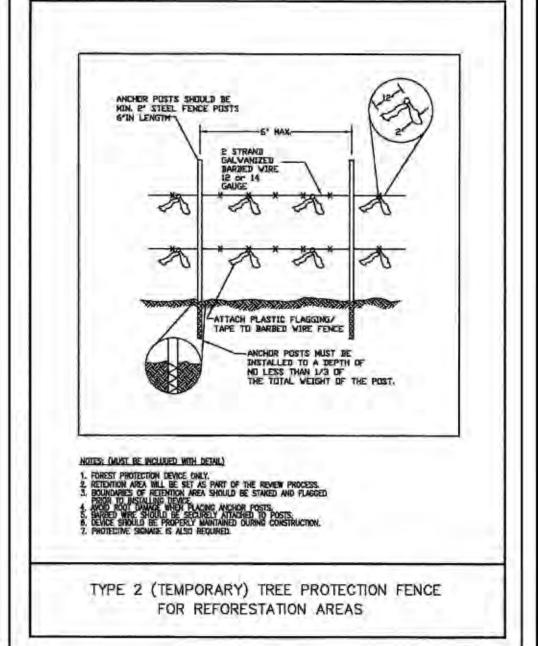
the drifts should depend on the quantity of plants allocated.

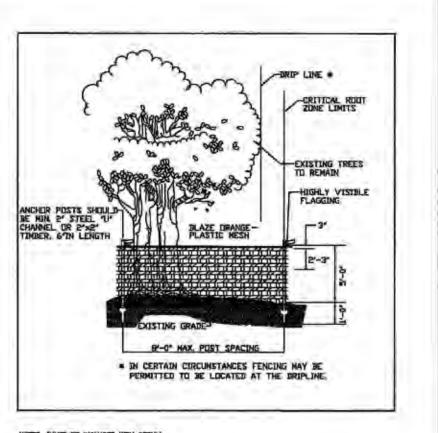
the scale of the site, and the careful consideration of the

PLANTING LAYOUT "AGGREGATE DISTRIBUTION DRIFT THEORY,









. Forest protection device only.

. Retention area will be set as part of the review process.
. Boundaires of retention area should be stayed and flagged prior to installing devices.
. Avoid root damage when placing anchor posts.
. Device should be properly maintained during construction
. Protective signage is also required.

POST DEVELOPMENT NOTES

TEMPORARY FENCE PROTECTION DETAIL FOR WOODLAND PRESERVATION AREAS

If the developer or builder no longer has an interest in the property and the new owner

statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition

Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may

then remove the tree. The stump shall be cut as close to the ground as possible and left in place.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other

high use area and may result in personal injury or property damage then the certification is not

required and the permittee shall take corrective action immediately. The condition of the area

Tree work to be completed within a road right-of-way requires a permit from the Maryland

disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

The removal of noxious, invasive, and non-native plant species from any woodland

be removed from the area and disposed of appropriately. All material from these noxious,

The use of broadcast spraying of herbicides is not permitted. However, the use of

plant tops. The use of any herbicide shall be done in accordance with the label instructions.

The use of chainsaws is extremely dangerous and should not be conducted with poorly

maintained equipment, without safety equipment, or by individuals not trained in the use of this

herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if

done as an application of the chemical directly to the cut stump immediately following cutting of

preservation area shall be done with the use of hand-held equipment only (pruners or a chain

saw). These plants may be cut near the ground and material less than two inches diameter may

invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact

Department of Natural Resources unless the tree removal is shown within the approve limits of

shall be submitted to the inspector for documentation of the damage.

with the ground, thus encouraging decomposition.

equipment for the pruning and/or cutting of trees.

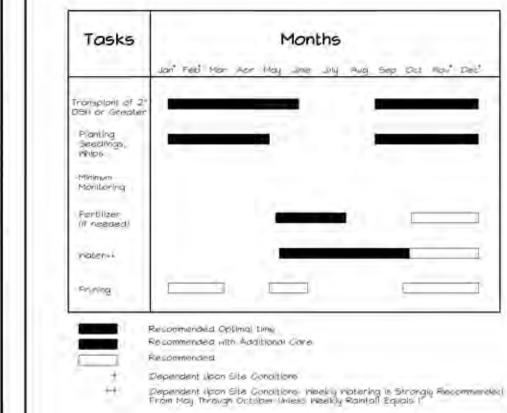
shall be fully documented through photographs prior to corrective action being taken. The photos

desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written

and the proposed corrective measures prior to having the work conducted. After property

documentation has been completed perthe handout "Guidance for Prince George's County

The removal or grinding of the stumps in the woodland conservation area is not permitted.



Activities during November Urrough Fallowary alapania on ground conditions. o fail planting of sales and pines. The planting and care of trains most successful when coordinated with the local condition. derdar summarizes some of the recommination time frames for basic reformulation and stress reduction activities

TREE PLANTING and MAINTENANCE CALENDAR

INVASIVE SPECIES MANAGEMENT GUIDELINES

- 1. The invasive plant species in the table below were identified on the site and are considered likely to persist as the woodland conservation areas develop. Therefore, targeted eradication of these species is recommended within 25-feet of the limits of disturbance.
- 2. The invasive plant species in the table below, where found within 25-feet of the limits of disturbance, in the on-site preservation woodland conservation areas, are recommended for removal in order to avoid further establishment and invasion into these areas.
- 3. The removal of noxious, invasive, and non-invasive plant species shall be done with the use of hand-held equipment only, such as pruners or a chainsaw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- 4. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the stump immediately following cutting if the plant tops. The use of any herbicide shall be done in accordance with the label instructions and be applied be a certified pesticide applicator.
- Additional control methods as provided below can be used seperately or in combination with one another. Chemical treatments include pre-emergent, foliar and systemic herbicides, and should be applied by a certified pesticide applicator. Care should be taken to apply chemical treatments in accordance with the specific chemical instructions and to avoid non-target species. Glyphosate and triclopyr are typical systemic herbicides that can also be used for foliar application, and surflan is a typical pre-emergent herbicide.

HANDLING BARE ROOT STOCK

PLANT SCHEDULE FOR RE/AFFORESTATION STOCK SPECIFICATION: 500, 1 INCH WHIPS PER ACRE

TOTAL RE/AFFORESTATION PROVIDED: 0.51 ACRES Total No. of Reforestation Acreage Tulip Flowering White Black Area Sycamore Oak Poplar Dogwood Locust 0.12 12 0.05 0.34

Place trees in an east-west trendly

with the tops of the trees pointing toward the afternoon sur. Moist is

inting the tree tops towards the

oftendor on exposes the least surfacility the six so the budy will be

Seedlings WRA-1 WRA-2 WRA-3 340 TOTALS:

NOTES: 1. All tree/shrub species planted within the re/afforestation areas, should be randomly distributed throughout the proposed re/afforestation area, so as to promote a natural woodland structure. (See Planting Layout detail)

2. In the event of species unavailability, a substitution may be made. Any substitution made requires written notification to MNCPPC, Environmental Planning Section.

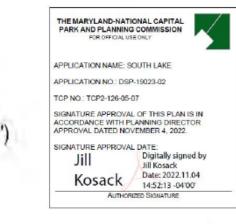
PRUNE ALL DAMAGED OR DEAD 2' SAUCER WITH SHREDDED WOOD PRIOR TO PLANTING HARDWOOD MULCH -LODGEN SIDES OF PLANT PIT AND CSEE SPECIFICATIONS CONTAINER TREE PLANTING DETAIL

NO SCALE SECTION

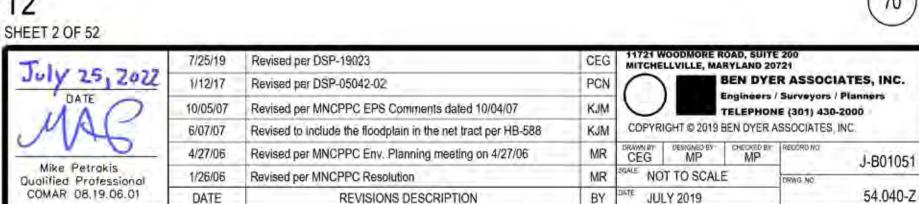
Prince George's County Planning Department, M-NCPPC TREE CONSERVATION PLAN APPROVAL TCP 2-126-05 DRD # Reason for Revision DSP-05042 ROUGH GRADING & INFRASTRUCTURE 5-24-06 K. SHOULARS DSP-05042-01 ROUGH GRADING & INFRASTRUCTURE K. FINCH K. FINCH DSP-05042-D2 ROUGH GRADING & INFRASTRUCTURE DSP-19023 K. FINCH REVISED FOR DSP-19023 DSP-19023-01 REVISED FOR DSP-19023-01 K. FINCH DSP-19021 REVISED FOR DSP-19021 DSP-21002 REVISED FOR DSP-21002 10/24/22 DSP-19023-02 REVISED FOR DSP-19023-02

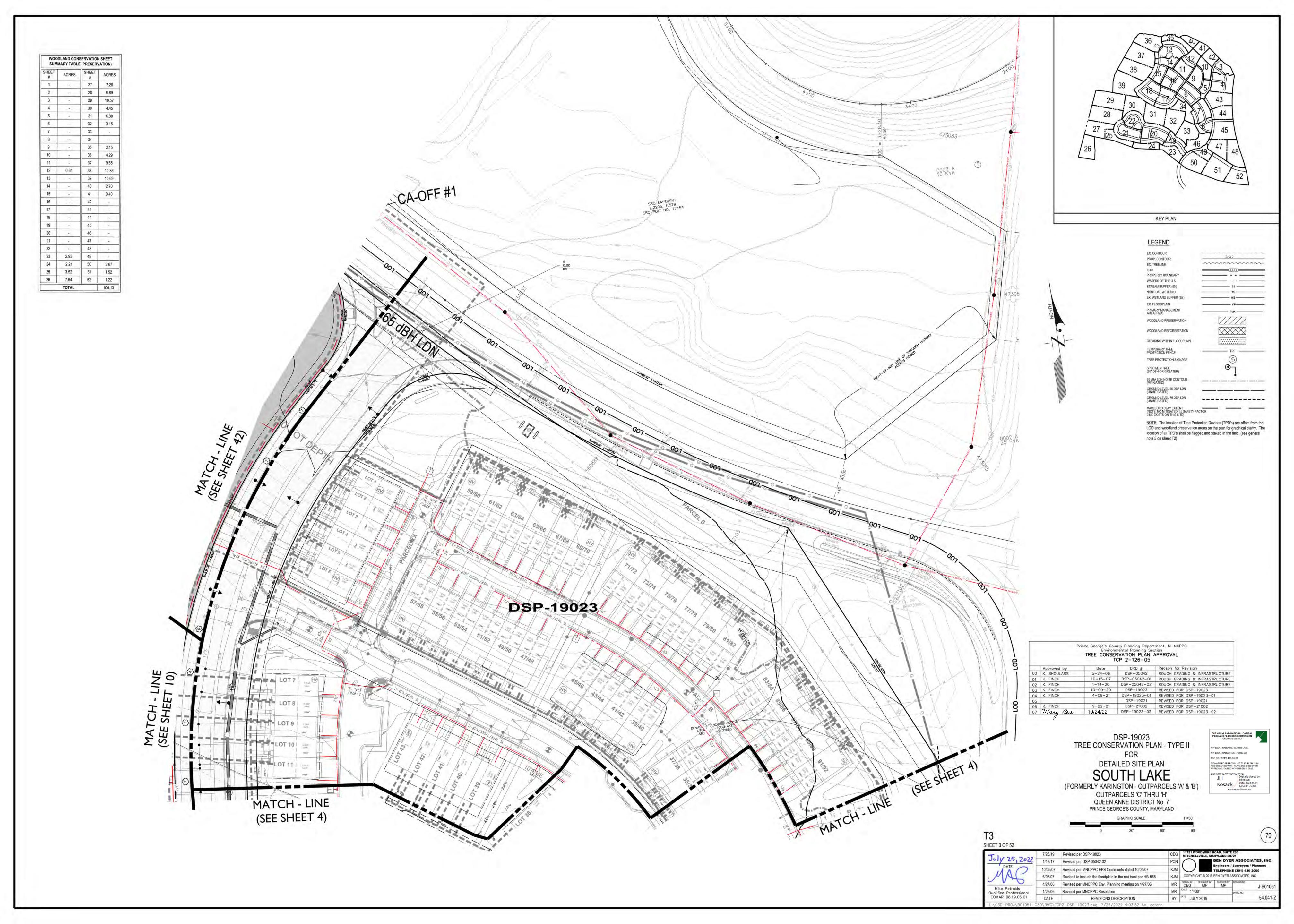
DSP-19023 TREE CONSERVATION PLAN - TYPE II DETAILED SITE PLAN

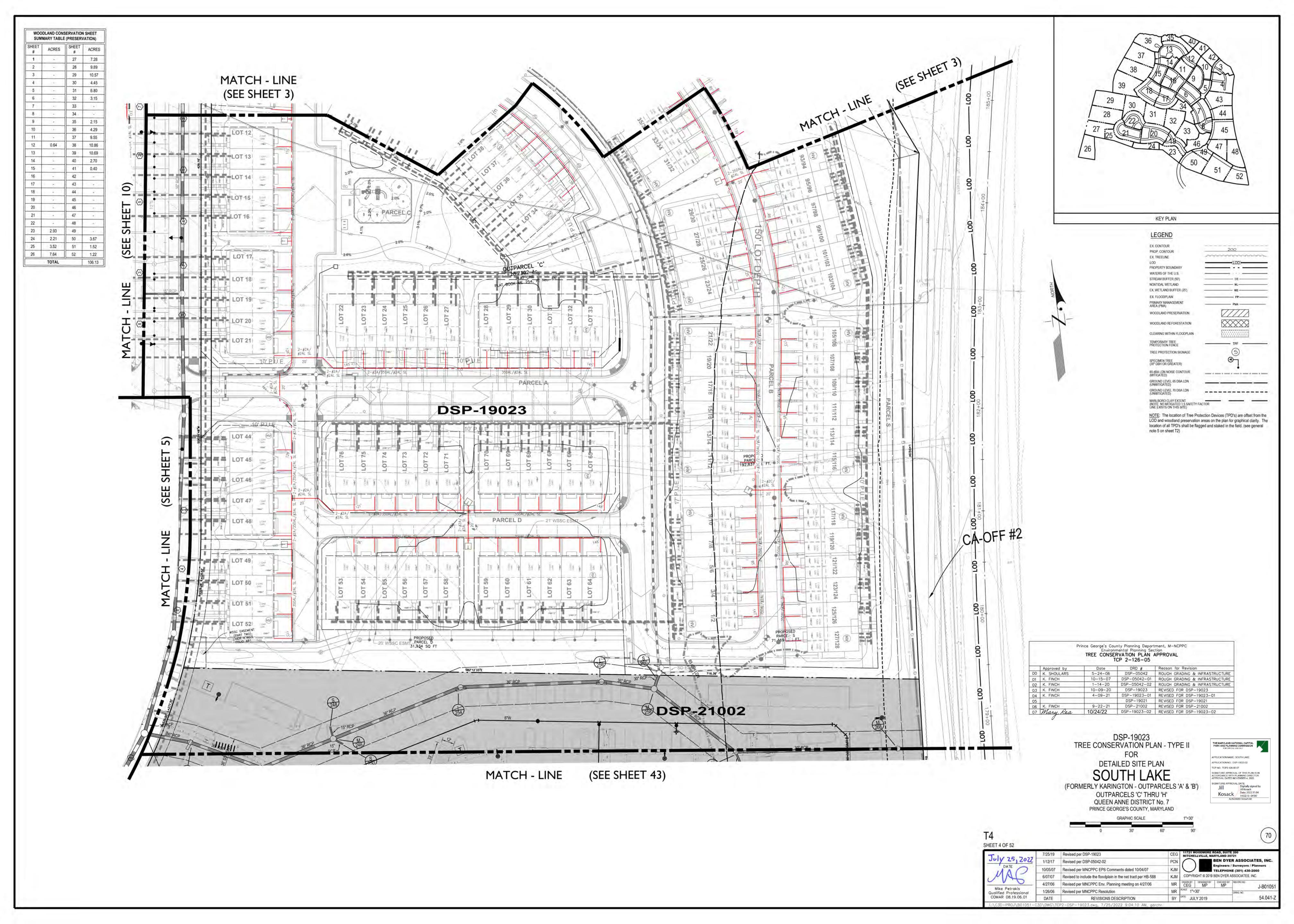
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B') OUTPARCELS 'C' THRU 'H QUEEN ANNE DISTRICT No. PRINCE GEORGE'S COUNTY, MARYLAND



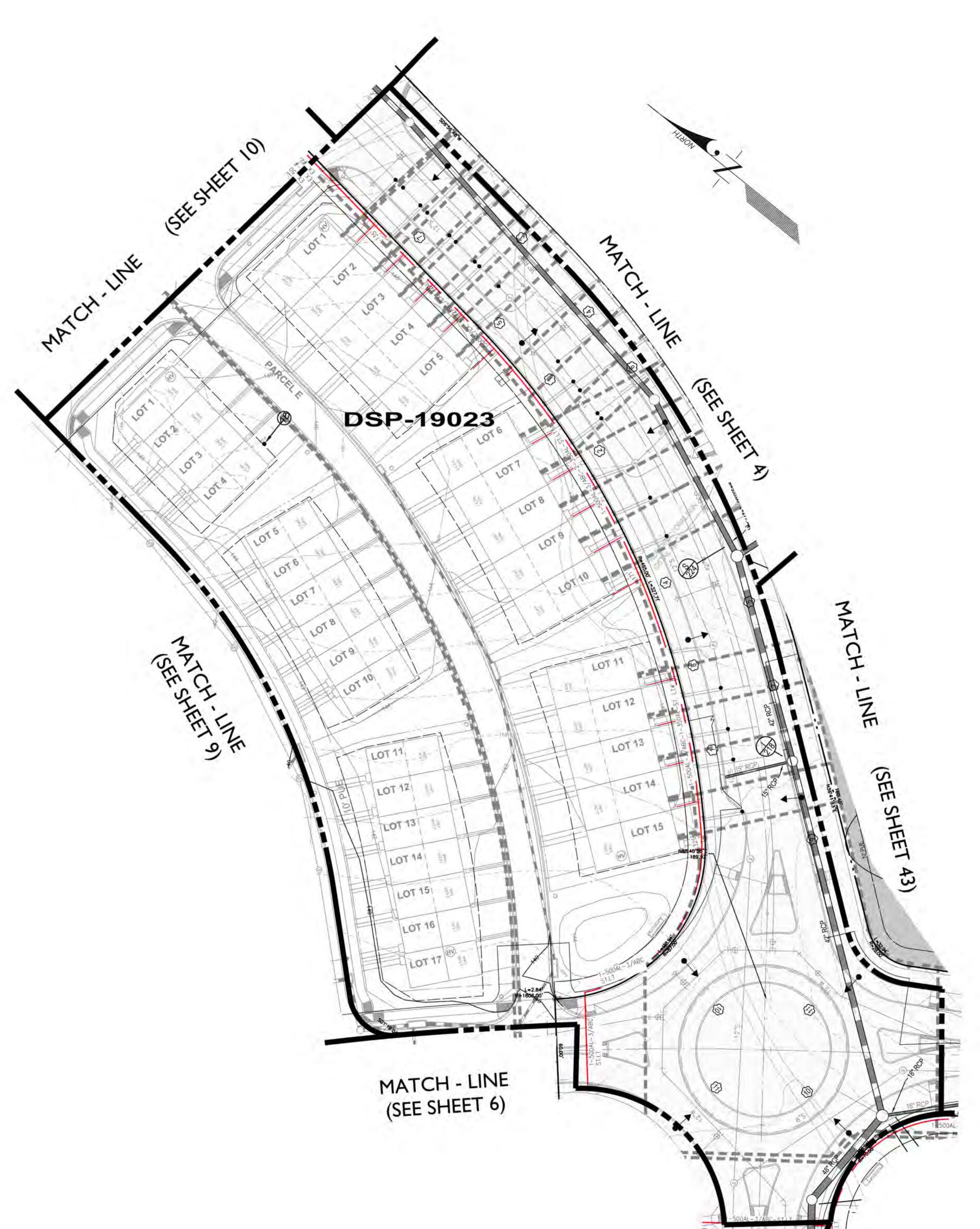


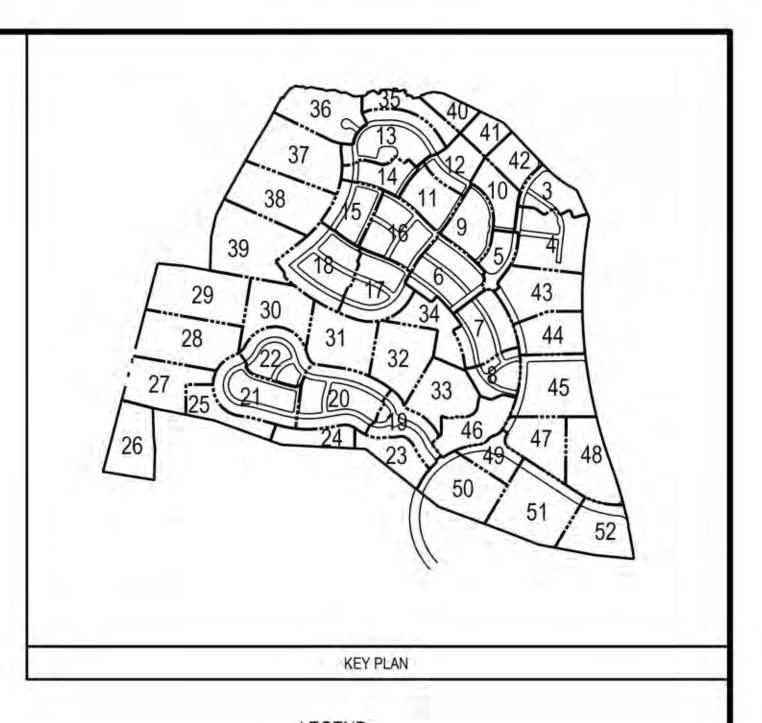






SUMMARY TAB	NSERVATION LE (PRESER)	
HEET ACRES	SHEET #	ACRES
1 10-0-	27	7.28
2	28	9.89
3 -	29	10.57
4	30	4.45
5 4	31	6.80
6 -	32	3.15
7	33	12
8 -	34	
9 -	35	2,15
10 -	36	4.29
11	37	9.55
12 0,64	38	10.86
13 -	39	10.69
14 .	40	2.70
15 -	41	0.40
16 -	42	1.0
17	43	E2+
18 -	44	
19	45	- 5-
20 -	46	
21 -	47	
22 -	48	- 1
23 2.93	49	1.1
24 2.21	50	3.67
25 3.52	51	1.52
26 7.64	52	1.22
TOTAL		106.13





EX CONTOUR

PROP CONTOUR EX TREELINE PROPERTY BOUNDAR NONTIDAL WETLAND EX. WETLAND BUFFER (25 EX FLOODPLAIN PRIMARY MANAGEMENT AREA (PMA) WOODLAND PRESERVATION WOODLAND REFORESTATION CLEARING WITHIN FLOODPLAIN TEMPORARY TREE PROTECTION FENCE TREE PROTECTION SIGNAGE 65 dBA LDN NOISE CONTOUR (MITIGATED)

MARLBORO CLAY EXTENT
(NOTE: NO MITIGATED 1.5 SAFETY FACTOR
LINE EXISTS ON THIS SITE)

GROUND LEVEL 65 DBA LDN (UNMITIGATED)

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

SIGNATURE APPROVAL DATE:

Digitally signed by
Jill Kosack

Nosack
Date: 2022.11.04
14:52:13-04'00'
AUTHORIZED SIGNATURE

54.044-Z

APPLICATION NAME: SOUTH LAKE

APPLICATION NO.: DSP-19023-02

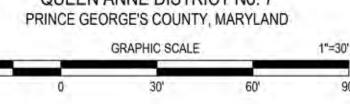
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05 Approved by 00 K. SHOULARS 01 K. FINCH 02 K. FINCH 03 K. FINCH 04 K. FINCH

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')
OUTPARCELS 'C' THRU 'H'

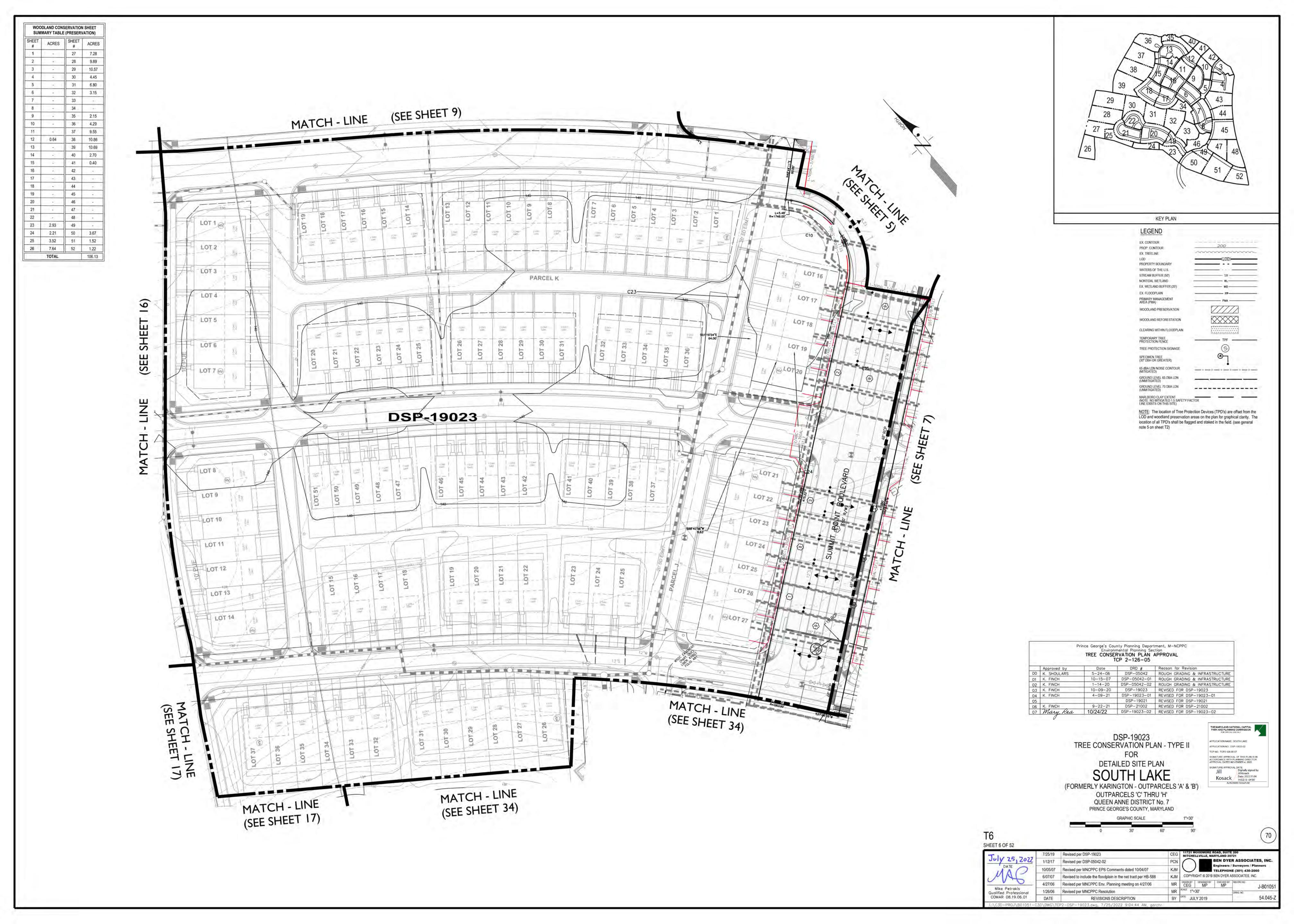
QUEEN ANNE DISTRICT No. 7 PRINCE GEORGE'S COUNTY, MARYLAND GRAPHIC SCALE

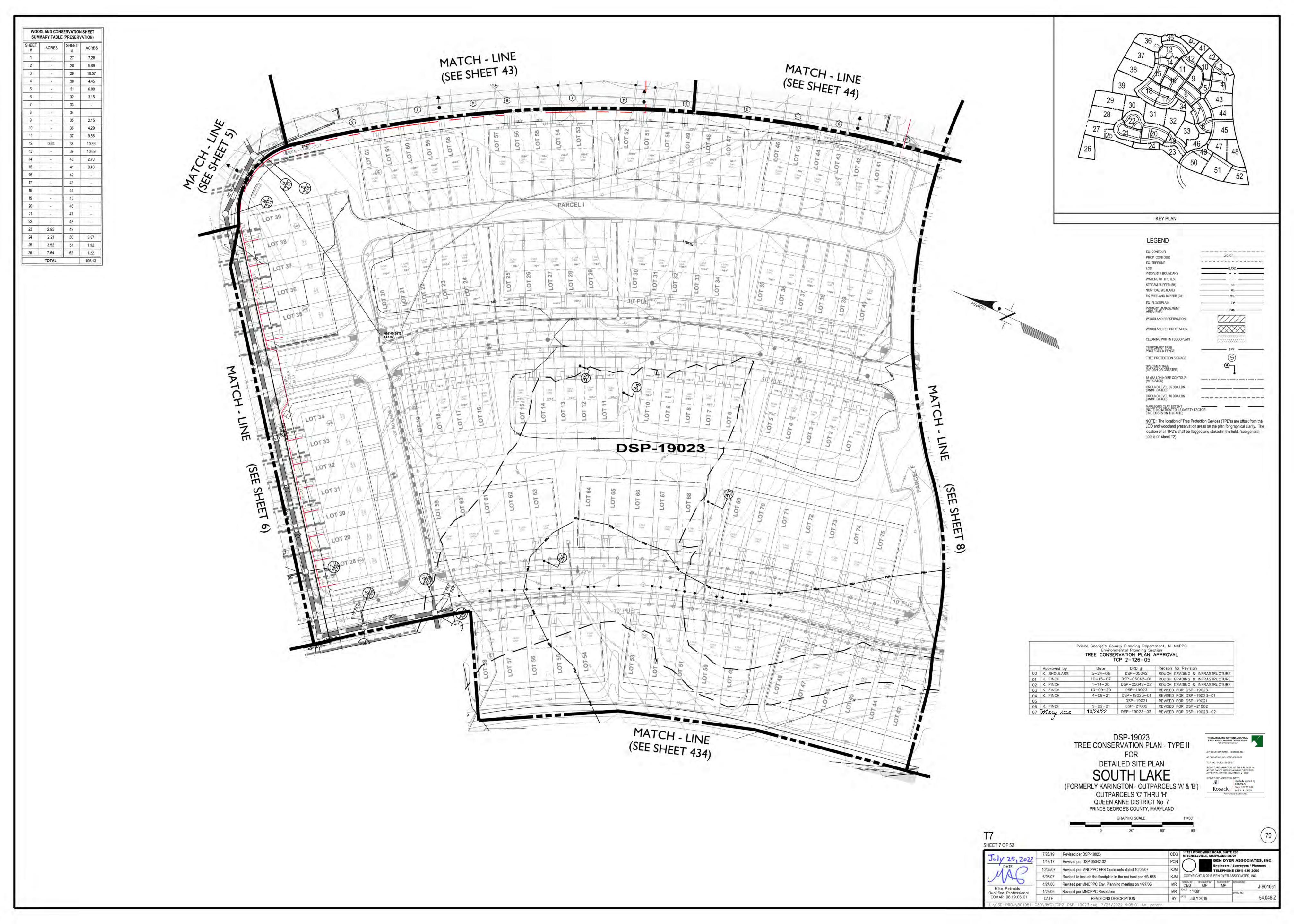


والالمال	7/25/19	Revised per DSP-19023	CEG	11721 V MITCHE	NOC
12025	1/12/17	Revised per DSP-05042-02	PCN	0	1
0	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		/
	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGH
0	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	10
leie !				Ten 200 - 10	_

SHEET 5 OF 52								_
This was	7/25/19	Revised per DSP-19023	CEG		OODMORE R			
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	0				ATES, INC.
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	Engineers / Surveyors / Planners TELEPHONE (301) 430-2000				
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGHT © 2019	BEN DYER A	SSOCIATES	INC:
Mike Petrokis Qualified Professional COMAR 08.19.06.01	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY MP	MP.	RECORD NO	J-B01051
	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=	E 1"=30" DRWG NO.		0-001001	
	DATE	REVISIONS DESCRIPTION	BY	DATE JU	Y 2019		1900	54.044-Z

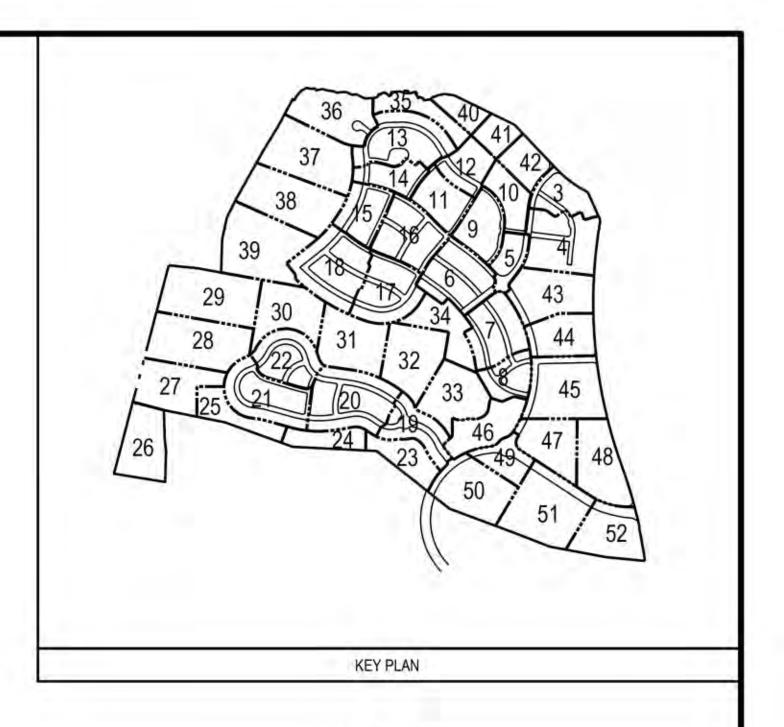
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	DLAND CONS MARY TABLE		
SHEET.	ACRES	SHEET #	ACRES
1	244	27	7.28
2	BILL	28	9.89
3	17	29	10.57
4	14	30	4,45
5	3.00	31	6.80
6	- 10	32	3.15
7	(-0.7)	33	10.40
8		34	1.9
9	0/-	35	2.15
10	4	36	4.29
11		37	9.55
12	0.64	38	10.86
13	30.1	39	10,69
14		40	2.70
15	-3-1	41	0.40
16	- 3- 1	42	12-1
17		43	-
18		44	121
19	3. 1	45	i.
20		46	- 2
21	3	47	0.0
22		48	150
23	2.93	49	-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
	TOTAL		106.13





EX. CONTOUR	
PROP. CONTOUR	200
EX TREELINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
LOD	(LOD)
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	WL-
EX. WETLAND BUFFER (25')	
EX FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	***************************************
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	<u>(S)</u>
SPECIMEN TREE (30" DBH OR GREATER)	⊕ _]
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	
Committee of the Commit	

MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR: LINE EXISTS ON THIS SITE)

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02 TCP NO.: TCP2-126-05-07

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

SIGNATURE APPROVAL DATE:

Jill Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:13 -04'00'
AUTHORIZED SIGNATURE

54.047-Z

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL

		1	CP 2-126-05	
_	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTU
01	K, FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTU
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTU
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

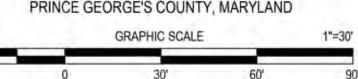
SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

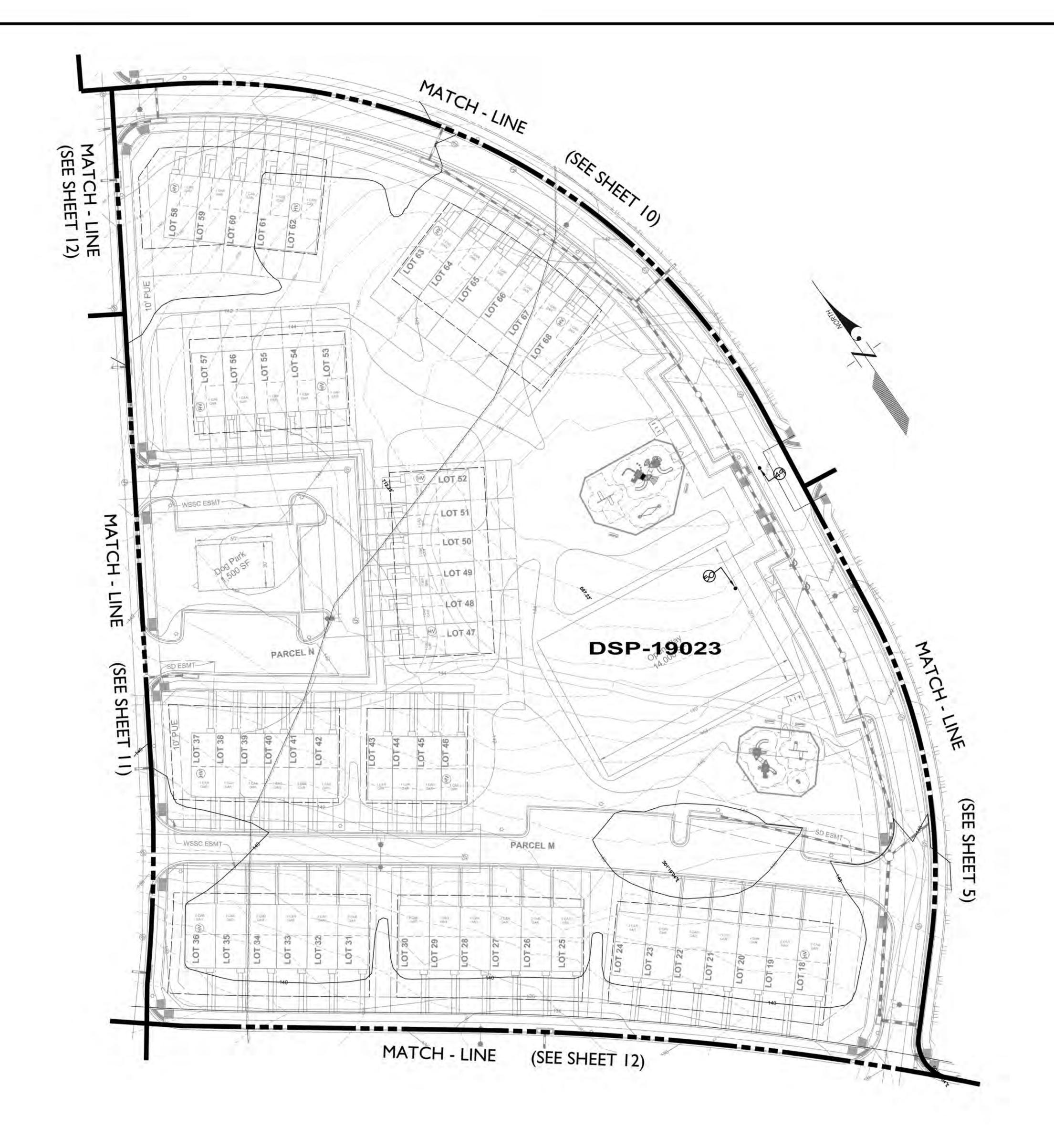
QUEEN ANNE DISTRICT No. 7

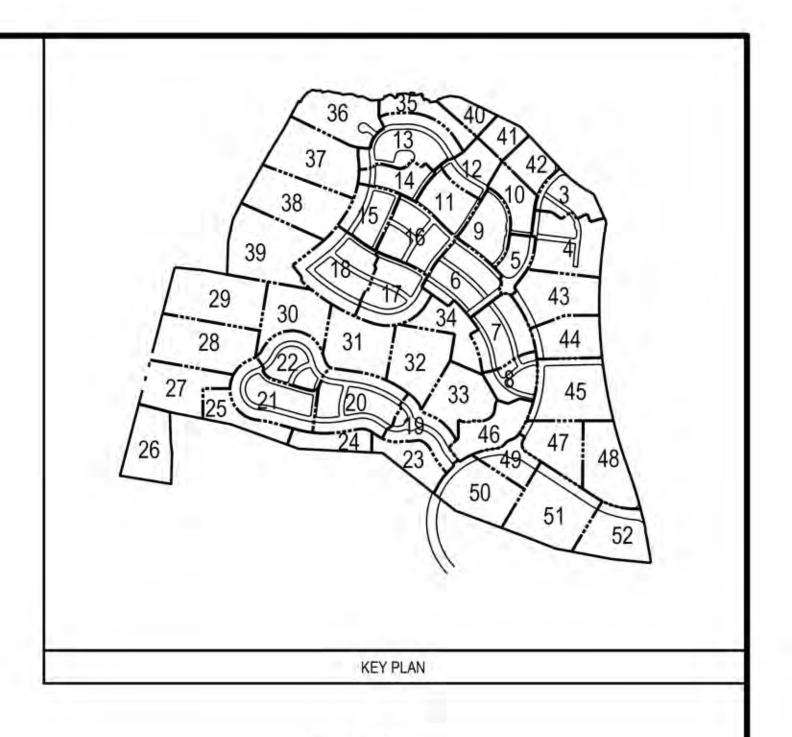
PRINCE GEORGE'S COUNTY, MARYLAND



Therenan	7/25/19	Revised per DSP-19023	CEG		LLVILLE, MA			N 100
DATE DATE	1/12/17	Revised per DSP-05042-02	PCN	BEN DYER ASSOCIAT		and the second second		
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		/		E (301) 430-	
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGHT © 2019	BEN DYER A	ASSOCIATES,	INC.
Mike Petrokis Qualified Professional COMAR 08.19.06.01	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY	MP	RECORD NO	J-B0105
	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=	30'		DRWG NO.	0.00100
	DATE	REVISIONS DESCRIPTION	BY	DATE JUI	LY 2019		-	54.047-2

	DLAND CON		
SHEET	ACRES	SHEET #	ACRES
1		27	7.28
2	100	28	9.89
3	5-5	29	10.57
4	4,	30	4.45
5	Y	31	6.80
6	1 - 2	32	3.15
7	Dort H	33	
8	- 2	34	- (4)
9	14-1	35	2.15
10		36	4.29
11	Z	37	9.55
12	0.64	38	10.86
13	-	39	10.69
14	- 4	40	2.70
15	(A)	41	0.40
16	- 7-	42	
17		43	- 47
18	(-)	44	-3
19		45	
20	4	46	- 2
21	(-)	47	7
22		48	-30
23	2.93	49	100
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
	TOTAL		106.13





LEGEND

EX CONTOUR	
PROP. CONTOUR	200
EX. TREELINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
LOD	(LOD)
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
EX FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	(5)
SPECIMEN TREE (30" DBH OR GREATER)	•
65 dBA LDN NOISE CONTOUR (MITIGATED)	_,_,_,_,_,_
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	
MARLBORO CLAY EXTENT (NOTE NO MITIGATED 1.5 SAFETY FA LINE EXISTS ON THIS SITE)	ACTOR

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-126-05 | DRD # Reason for Revision | PRD # ROUGH GRADING & INFRASTRUCTURE | PROJECT | PRO Approved by 00 K. SHOULARS 01 K. FINCH 02 K. FINCH 03 K. FINCH 04 K. FINCH 05 06 K. FINCH 07 Mary Rea

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B') OUTPARCELS 'C' THRU 'H' QUEEN ANNE DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND GRAPHIC SCALE

SHEET 9 OF 52		
There	7/25/19	Revise
July 25, 2022	1/12/17	Revise
DATE	10/05/07	Revise
MAG	6/07/07	Revise
	4/27/06	Revise
Mike Petrakis Qualified Professional	1/26/06	Revise
COMAR 08.19.06.01	DATE	

_	7/25/19	Revised per DSP-19023
Z	1/12/17	Revised per DSP-05042-02
	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07
	6/07/07	Revised to include the floodplain in the net tract per HB-58
5	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06
	1/26/06	Revised per MNCPPC Resolution
		The state of the s

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REVISIONS DESCRIPTION

CEG 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 PCN BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners 588 KJM COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. 6 MR CEG MP CHECKED BY RECORD NO MR SCALE 1"=30" DRIVING NO.

BY DATE JULY 2019 54.048-Z

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

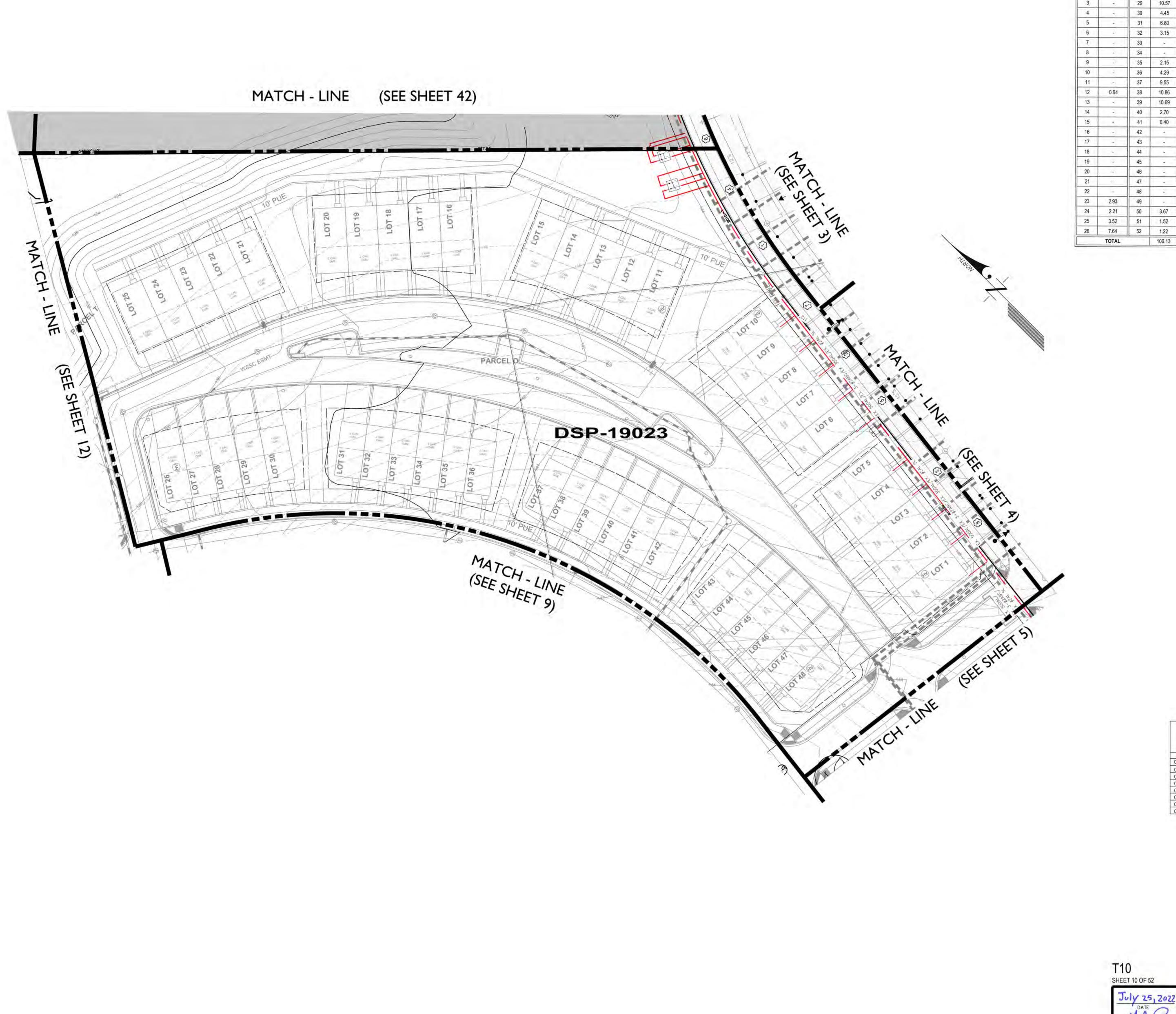
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

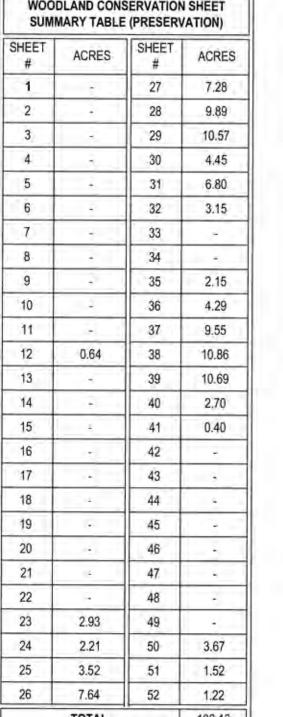
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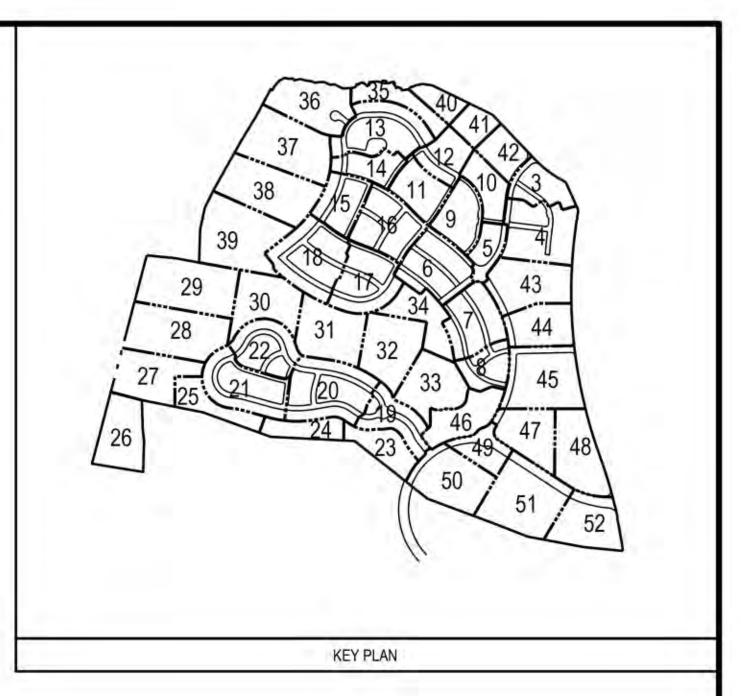
Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:13 -04'00'
Authorized Signature

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02

TCP NO.: TCP2-126-05-07







LEGEND	
EX CONTOUR	200
PROP. CONTOUR	200
EX. TREELINE	
LOD	LOD
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	WB
EX FLOODPLAIN	FP-
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	(3)
SPECIMEN TREE (30* DBH OR GREATER)	⊕ _]
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

SIGNATURE APPROVAL DATE:

Jill Digitally signed by Jill Kosack
Date: 2022.11.04
14:52:13 -04'00'

AUTHORIZED SIGNATURE

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02

TCP NO.: TCP2-126-05-07

GROUND LEVEL 70 DBA LDN (UNMITIGATED)

		TREE CONSE	inty Planning Departmental Planning Sec RVATION PLAN A CP 2-126-05	ction
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
44	701 21 122	10/04/00	000 10007 00	DEWEED FOR DED 10003 00

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

QUEEN ANNE DISTRICT No. 7

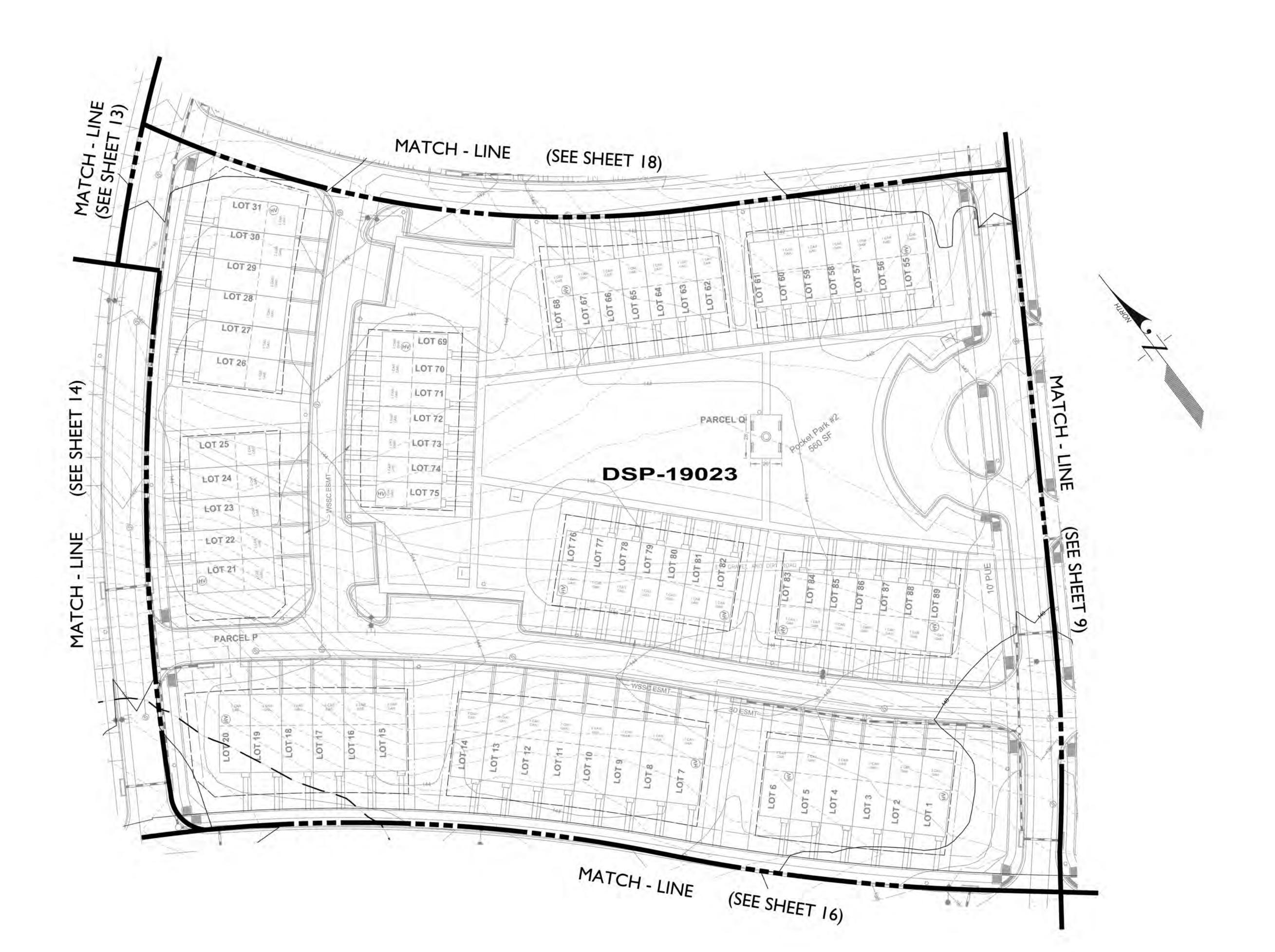
PRINCE GEORGE'S COUNTY, MARYLAND

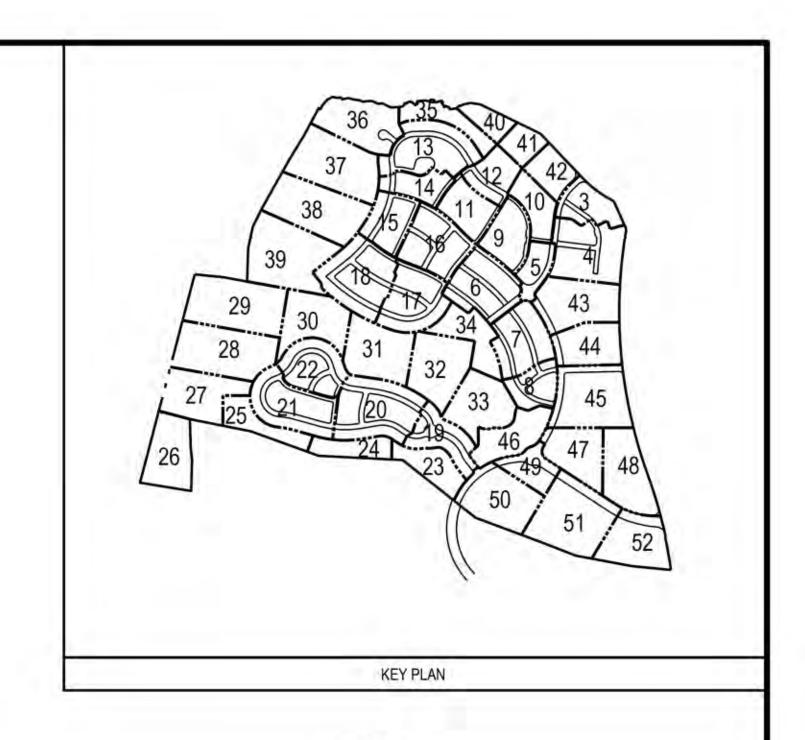
GRAPHIC SCALE

				201	60)	- 001
			0	30'	60'	90'
F 52						
	7/25/19	Revised per D	SP-19023		CE	G MITCHEL
75. 7077	THE STATE OF		CAPTAGE PARTY.			

Thereads	7/25/19	Revised per DSP-19023	CEG		LLVILLE, MA			No.
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	0	\		R ASSOCI	
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		/		Surveyors / E (301) 430-	
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGHT © 2019	BEN DYER A	SSOCIATES, I	NC.
000	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY	MP	RECORD NO	J-B010
Mike Petrakis Qualified Professional	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=	30'		DRWG NO.	0.0010
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION	BY	DATE: JUI	LY 2019			54.049
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	DLAND CON		
SHEET #	ACRES	SHEET #	ACRES
1	177	27	7.28
2	9	28	9.89
3	.0	29	10.57
4	1	30	4.45
5	140	31	6.80
6	4	32	3.15
7	3	33	200
8	4	34	9
9		35	2.15
10	-	36	4.29
11	1100	37	9.55
12	0.64	38	10.86
13		39	10.69
14	- 5	40	2.70
15	- 2	41	0.40
16	-	42	-
17	÷	43	- 12
18		44	
19	3	45	
20		46	3-
21	2	47	
22	15	48	- 1
23	2.93	49	-,-
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
	TOTAL		106.13





GEND	
ONTOUR	
CONTOUR	-
REELINE	-
EDTV BOLINDARY	1
ERTY BOUNDARY	-
RS OF THE U.S.	

EX. WETLAND BUFFER (25 EX FLOODPLAIN PRIMARY MANAGEMENT AREA (PMA) WOODLAND PRESERVATION

WOODLAND REFORESTATION

CLEARING WITHIN FLOODPLAIN

TREE PROTECTION SIGNAGE SPECIMEN TREE (30" DBH OR GREATER)

GROUND LEVEL 65 DBA LDN (UNMITIGATED) ---------

MARLBORO CLAY EXTENT
(NOTE: NO MITIGATED 1.5 SAFETY FACTOR
LINE EXISTS ON THIS SITE) NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 2-126-05 Approved by

00 K. SHOULARS

01 K. FINCH

02 K. FINCH

03 K. FINCH

04 K. FINCH DRD # Reason for Revision

DSP-05042 ROUGH GRADING & INFRASTRUCTURE

DSP-05042-01 ROUGH GRADING & INFRASTRUCTURE
 03
 K. FINCH
 10-09-20
 DSP-19023
 REVISED FOR DSP-19023

 04
 K. FINCH
 4-09-21
 DSP-19023-01
 REVISED FOR DSP-19023-01

 05
 DSP-19021
 REVISED FOR DSP-19021

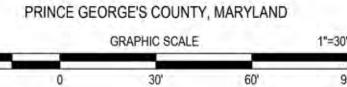
 06
 K. FINCH
 9-22-21
 DSP-21002
 REVISED FOR DSP-21002

 07
 Wary Rea
 10/24/22
 DSP-19023-02
 REVISED FOR DSP-19023-02

> DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B') OUTPARCELS 'C' THRU 'H' QUEEN ANNE DISTRICT No. 7



SHEET 11 OF 52

SHEET 11 OF 52		
There	7/25/19	Revised per DSP-19023
July 25, 2022	1/12/17	Revised per DSP-05042-02
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588
VV	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06
Mike Petrakis Qualified Professional	1/26/06	Revised per MNCPPC Resolution
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION

CEG MITCHELLVILLE, MARYLAND 20721 PCN BEN DYER ASSOCIATES, INC. KJM COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. MR DRAWN BY DESIGNED BY CHECKED BY RECORD NO MP MP MP DRWG NO. 54.050-Z

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02 TCP NO.: TCP2-126-05-07

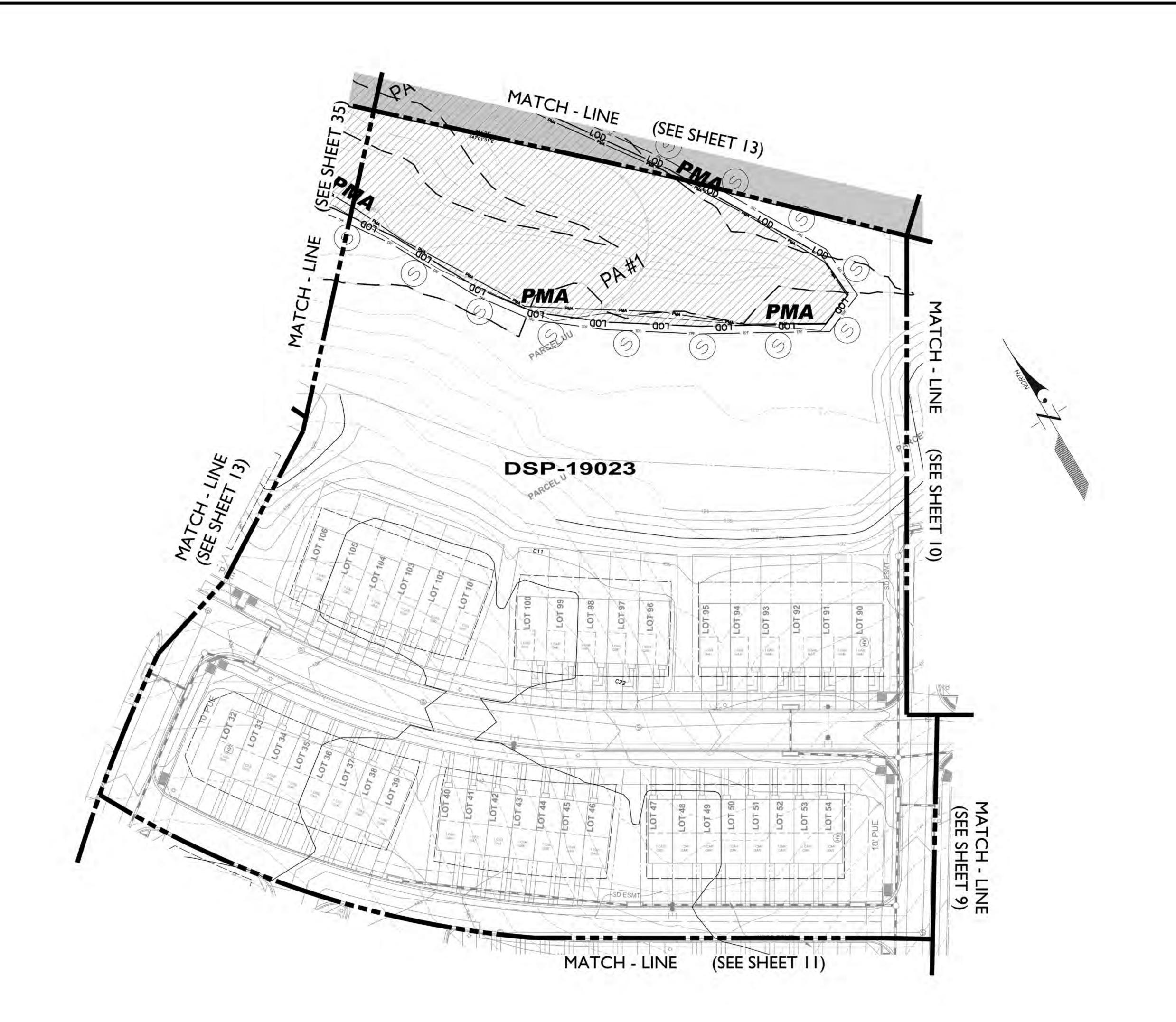
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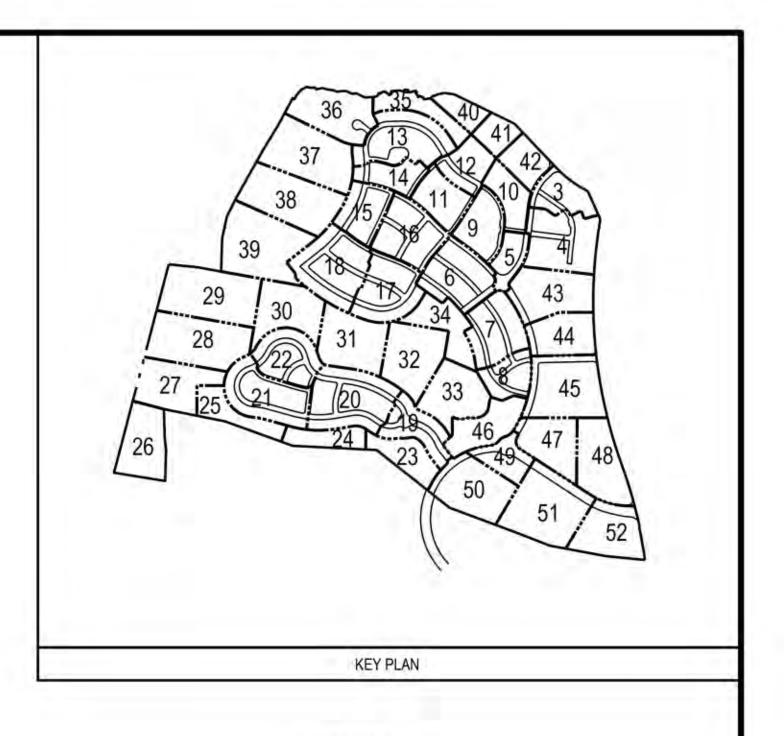
SIGNATURE APPROVAL DATE:

Digitally signed by
Jill Kosack

Nosack
Date: 2022.11.04
14:52:13-04'00'
AUTHORIZED SIGNATURE

SUMI	MARY TABLE	(PRESERV	ATION)
SHEET #	ACRES	SHEET #	ACRES
1	3-6	27	7.28
2	7	28	9.89
3	n Ter	29	10.57
4	B	30	4.45
5	-	31	6.80
6	187	32	3.15
7	16	33	7
8		34	3
9	344	35	2.15
10	8	36	4.29
11		37	9.55
12	0.64	38	10.86
13	9	39	10.69
14		40	2.70
15	1 4	41	0.40
16	540	42	×
17		43	-
18	FO	44	8
19	-	45	18
20		46	÷
21	· -	47	1.61
22	4 11	48	8
23	2.93	49	
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
	TOTAL		106.13





LEGEND	
EX. CONTOUR PROP. CONTOUR	200
EX. TREELINE	
LOD PROPERTY BOUNDARY	(LOD)
WATERS OF THE U.S.	
STREAM BUFFER (50')	SB
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
EX FLOODPLAIN	FP
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	7///
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	242112
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	(5)
SPECIMEN TREE (30" DBH OR GREATER)	® 7
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02 TCP NO.: TCP2-126-05-07

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

Jill Digitally signed by Jill Kosack Nosack 14:52:13 -04:00' AUTHORIZED SIGNATURE

	P	TREE CONSE	nty Planning Departmental Planning Sec RVATION PLAN / CP 2-126-05	tion
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K, FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

DETAILED SITE PLAN

SOUTH LAKE

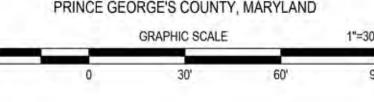
(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

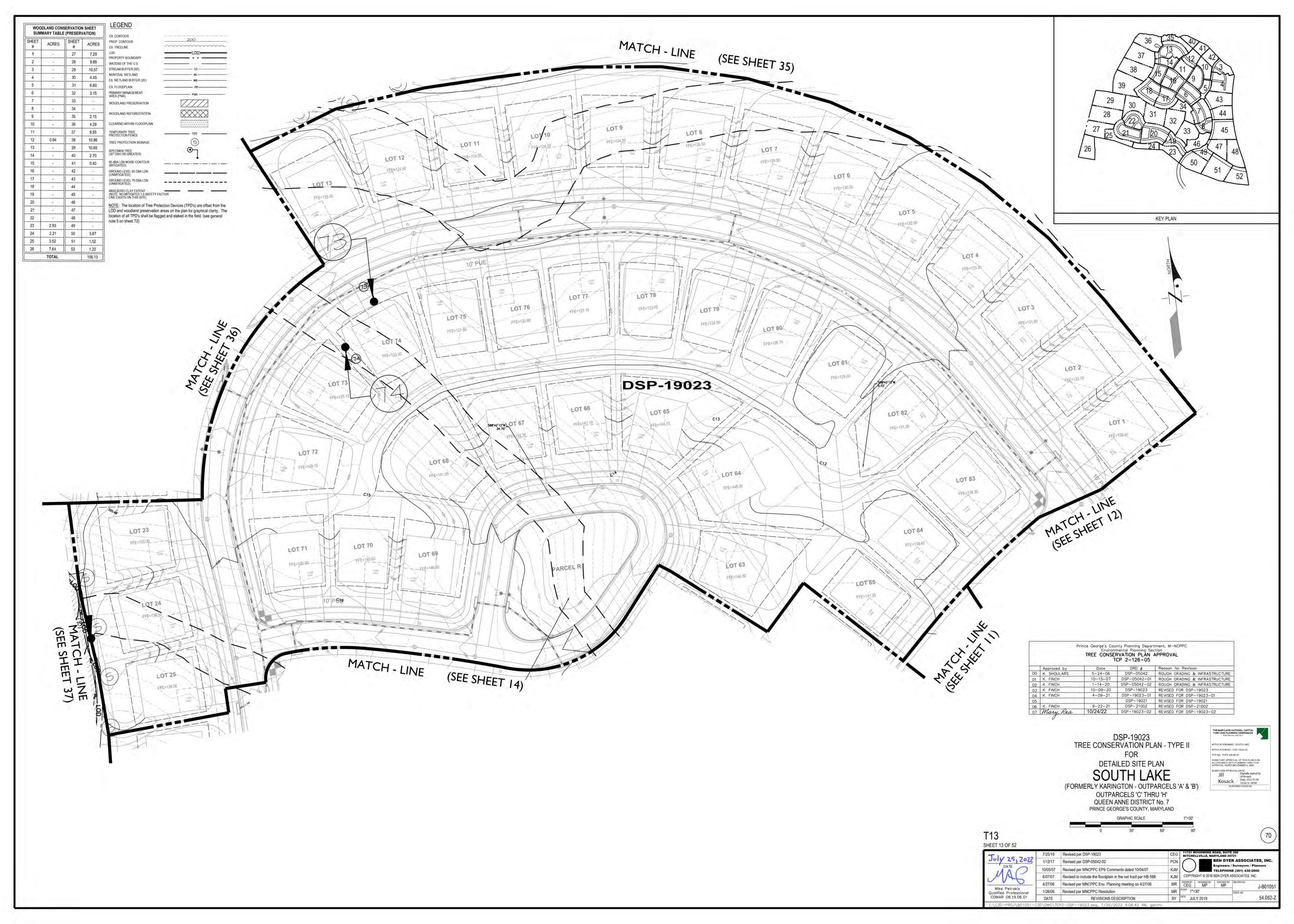
QUEEN ANNE DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND

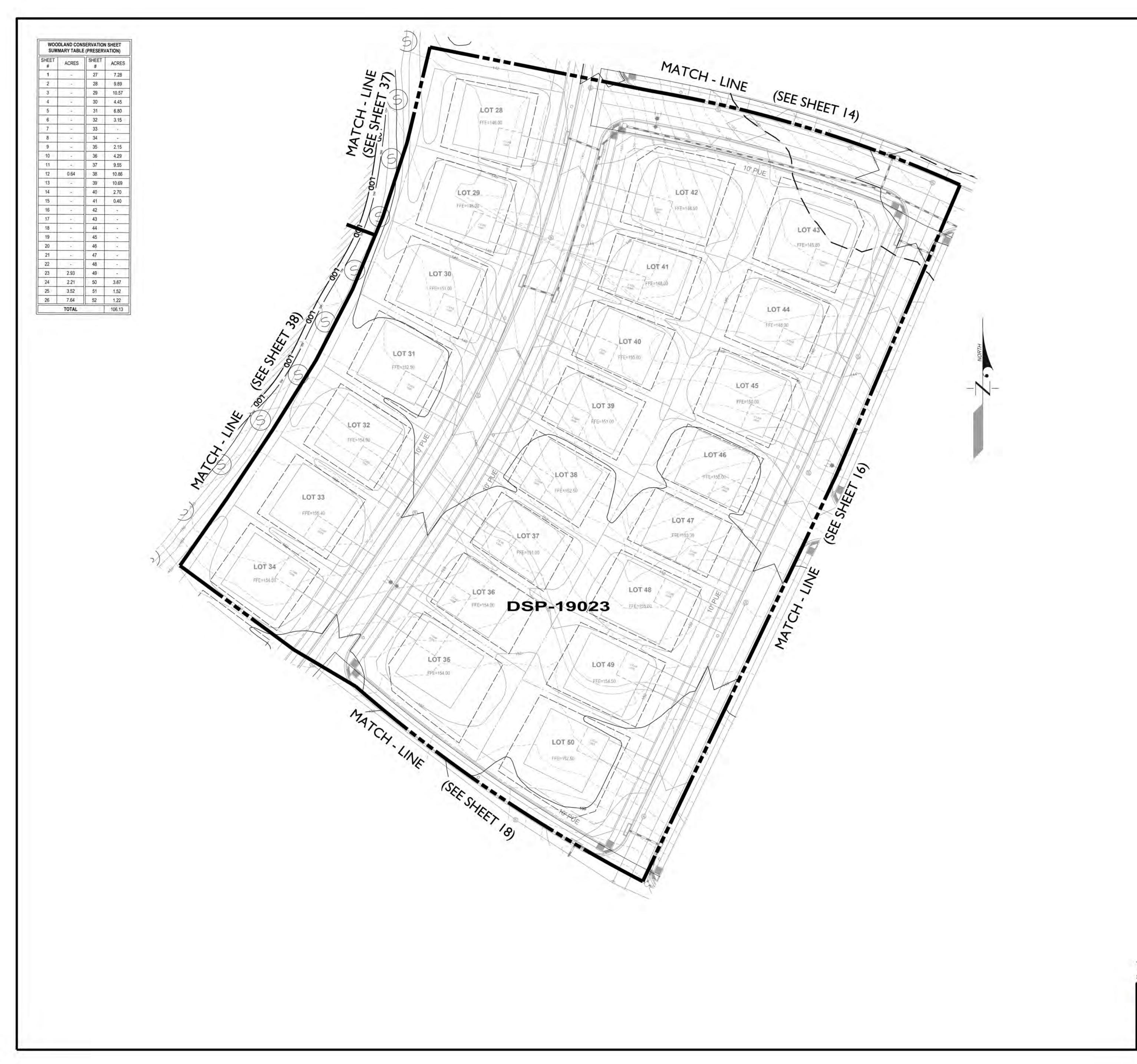
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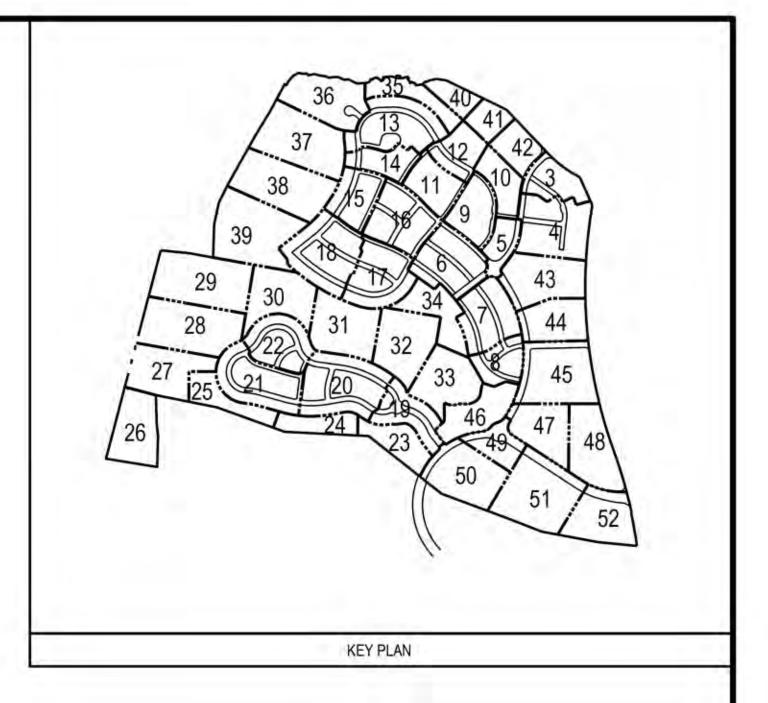


Thiston	7/25/19	Revised per DSP-19023	CEG		VOODMORE I			ATT CO.
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	0	\			ATES, INC.
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		/		Surveyors IE (301) 430-	
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGHT © 2019	BEN DYER A	ASSOCIATES, I	INC.
0.0	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY MP	MP	RECORD NO	J-B01051
Mike Petrokis Qualified Professional	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=	30'		DRWG NO.	3-001031
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION	BY	DATE JU	LY 2019			54.051-Z









EX. CONTOUR PROP. CONTOUR EX. TREELINE PROPERTY BOUNDAR WATERS OF THE U.S. NONTIDAL WETLAND EX. WETLAND BUFFER (25') EX. FLOODPLAIN WOODLAND PRESERVATION WOODLAND REFORESTATION CLEARING WITHIN FLOODPLAIN TREE PROTECTION SIGNAGE SPECIMEN TREE (30" DBH OR GREATER) 65 dBA LDN NOISE CONTOUR GROUND LEVEL 65 DBA LDN (UNMITIGATED) -----

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

SIGNATURE APPROVAL DATE:

Digitally signed by

III Kosack
Date: 2022.11.04
14:52:13 -04'00'

Authorized Signature

APPLICATION NAME: SOUTH LAKE

APPLICATION NO.: DSP-19023-02 TCP NO.: TCP2-126-05-07

MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY FACTOR LINE EXISTS ON THIS SITE)

	P	TREE CONSE	inty Planning Departmental Planning Sec RVATION PLAN A CP 2-126-05	ment, M-NCPPC ction APPROVAL
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K, FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

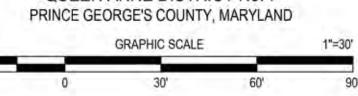
DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR DETAILED SITE PLAN

SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

QUEEN ANNE DISTRICT No. 7

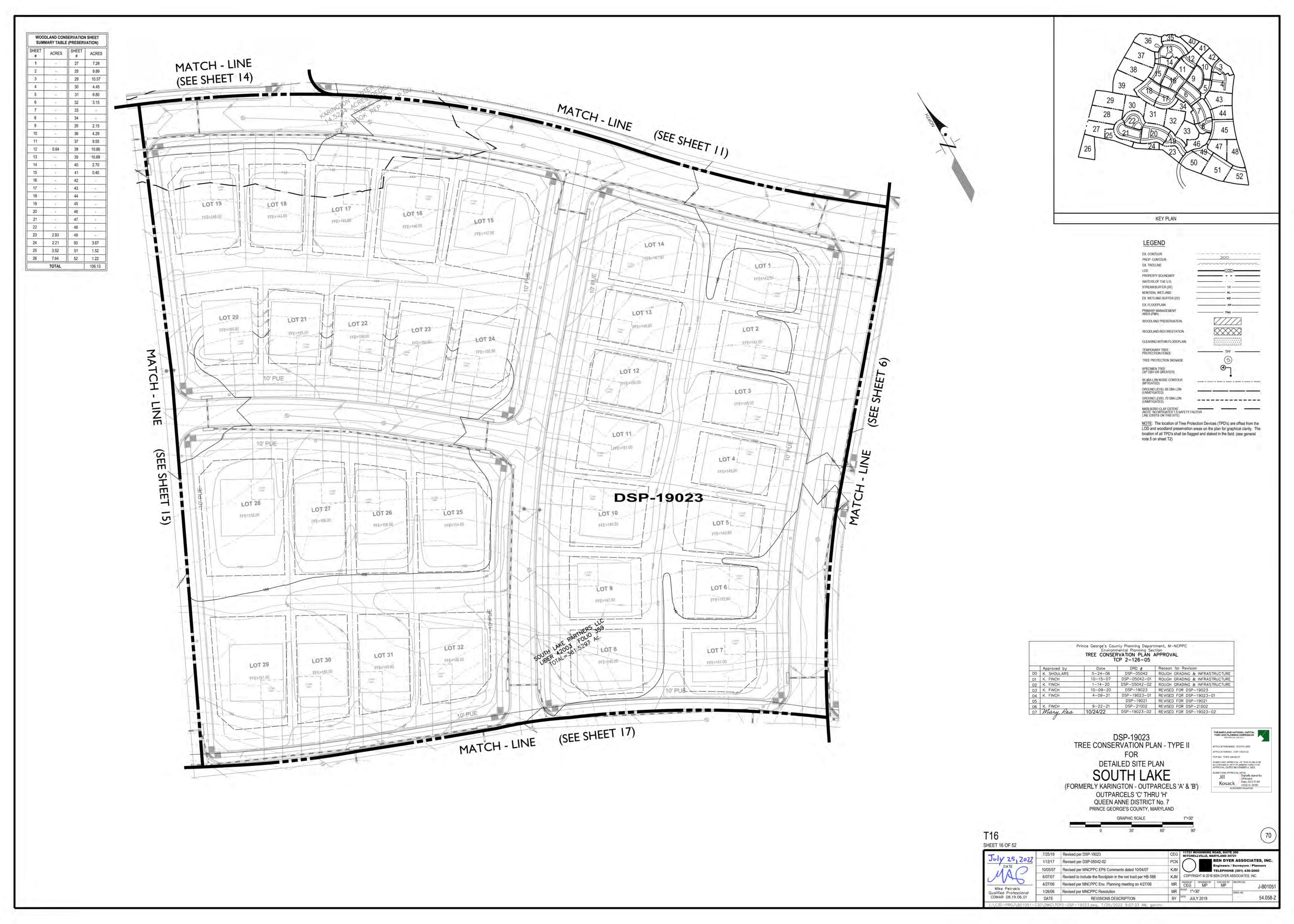


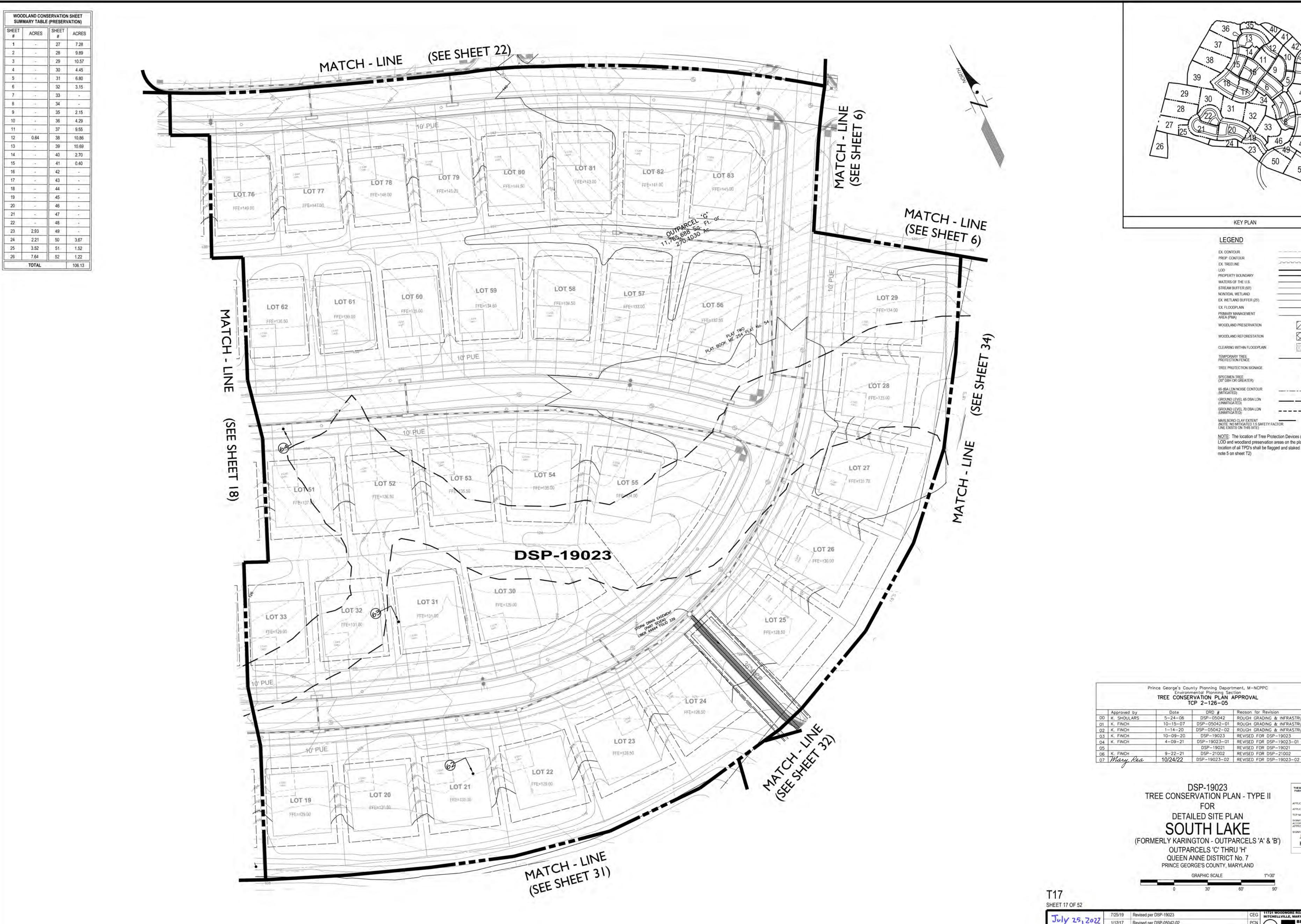
and the second second second	ORGE'S COUNTY		
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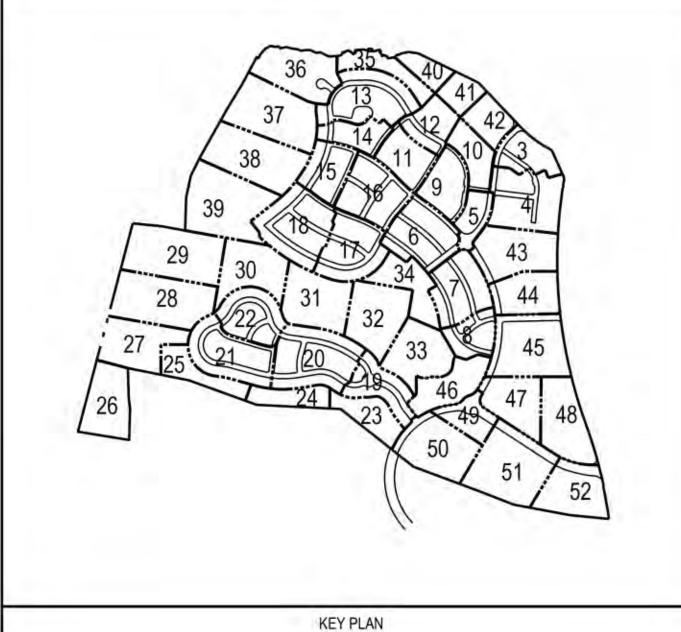
		GRAPHIC SCA
	0	30'
Secretarial Control		

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Therese	7/25/19	Revised per DSP-19023	CEG		OODMORE R			200
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	0				ATES, INC.
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM				Surveyors / E (301) 430-	
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRI	GHT © 2019	BEN DYER A	SSOCIATES, I	NC.
VV	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY	MP	RECORD NO	J-B01051
Mike Petrakis Qualified Professional	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=30" DR DATE: JULY 2019		DRWG NO.		
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION	BY				54.054-	







PROP. CONTOUR	200
EX. TREELINE	
LOD	(LOD)
PROPERTY BOUNDARY	
WATERS OF THE U.S.	1.9
STREAM BUFFER (50')	5B
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	WB
EX. FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	1///
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	
TREE PROTECTION SIGNAGE	9
SPECIMEN TREE (30" DBH OR GREATER)	•
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general

	Р	TREE CONSE	inty Planning Depart mental Planning Sec RVATION PLAN / CP 2—126—05	ction
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
ns.	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002

July 25, ZOZZ 1/12/17 Revised per DSP-05042-02 10/05/07 Revised per MNCPPC EPS Comments dated 10/04/07 6/07/07 Revised to include the floodplain in the net tract per HB-588 4/27/06 Revised per MNCPPC Env. Planning meeting on 4/27/06 Mike Petrakis 1/26/06 Revised per MNCPPC Resolution Qualified Professional COMAR 08.19.06.01 DATE BY JULY 2019 REVISIONS DESCRIPTION

:\C3D-PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:07:50 AM, garchi

CEG 11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 PCN BEN DYER ASSOCIATES, INC. KJM COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC. MR CEG MP MP RECORD NO.

MR SCALE 1"=30' DRWG NO.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02

ACCORDANCE WITH PLANNING DIRECTO APPROVAL DATED NOVEMBER 4, 2022.

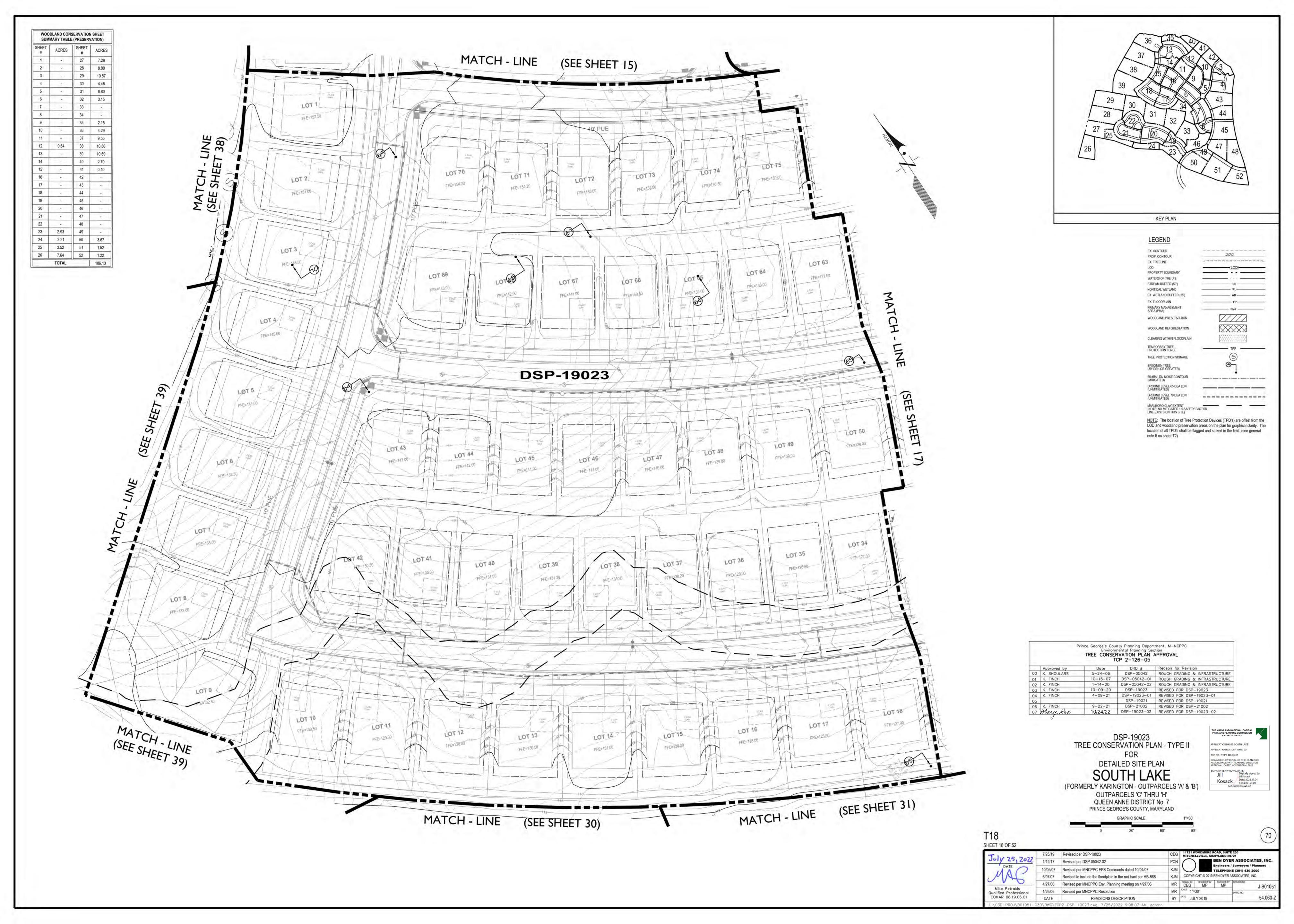
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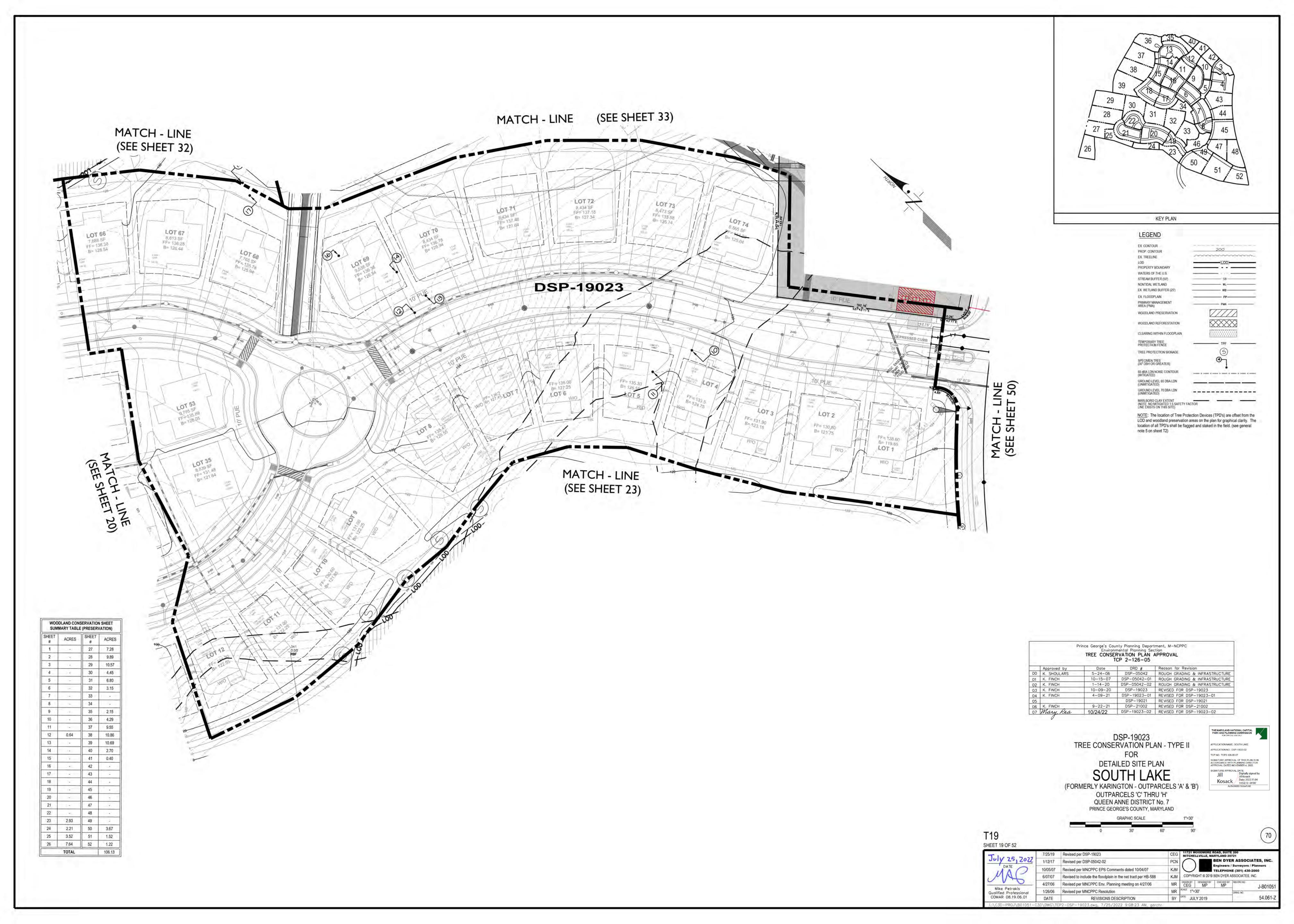
Jill Digitally signed by Jill Kosack
Date: 2022.11.04
14:52:13 -04'00'

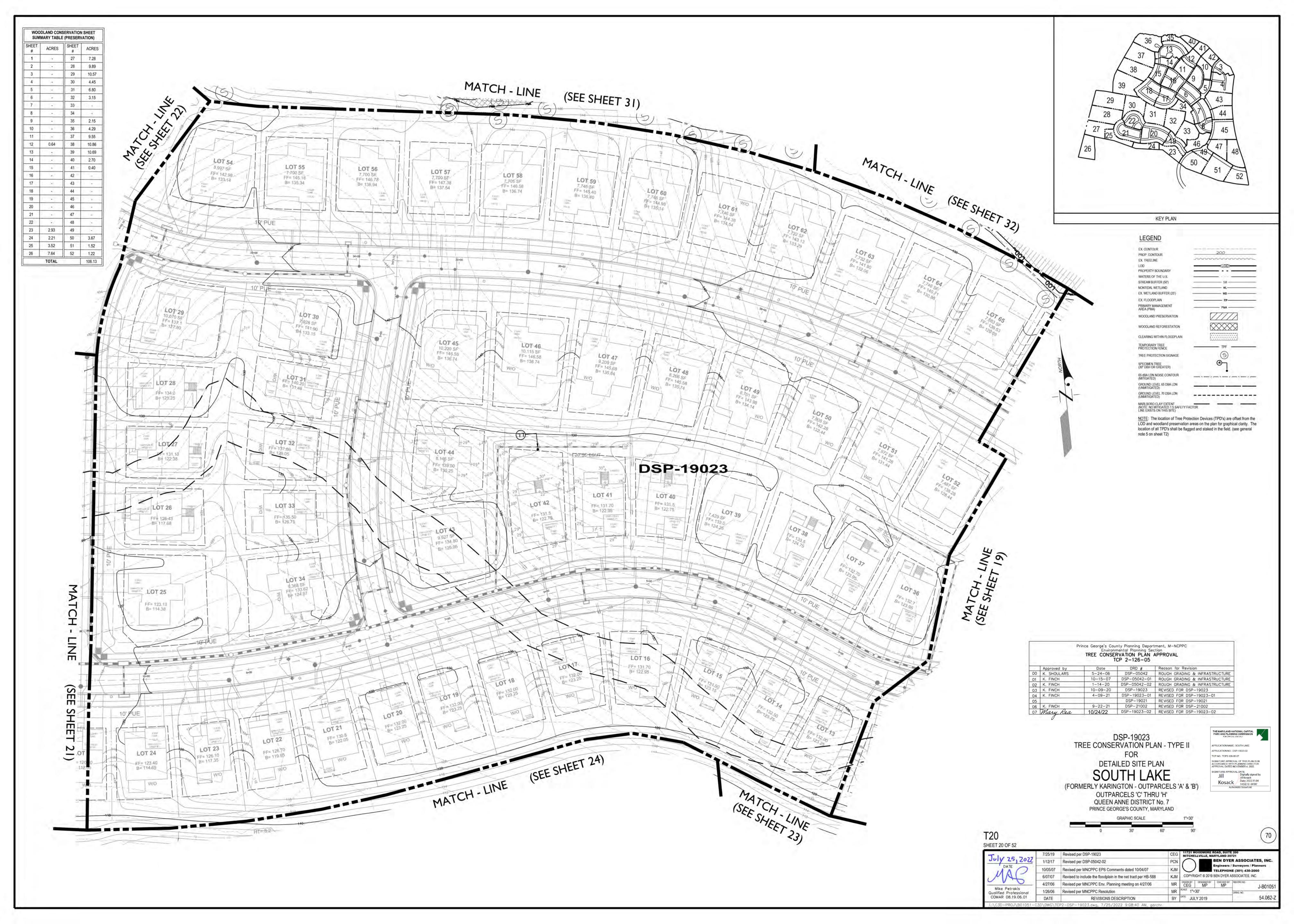
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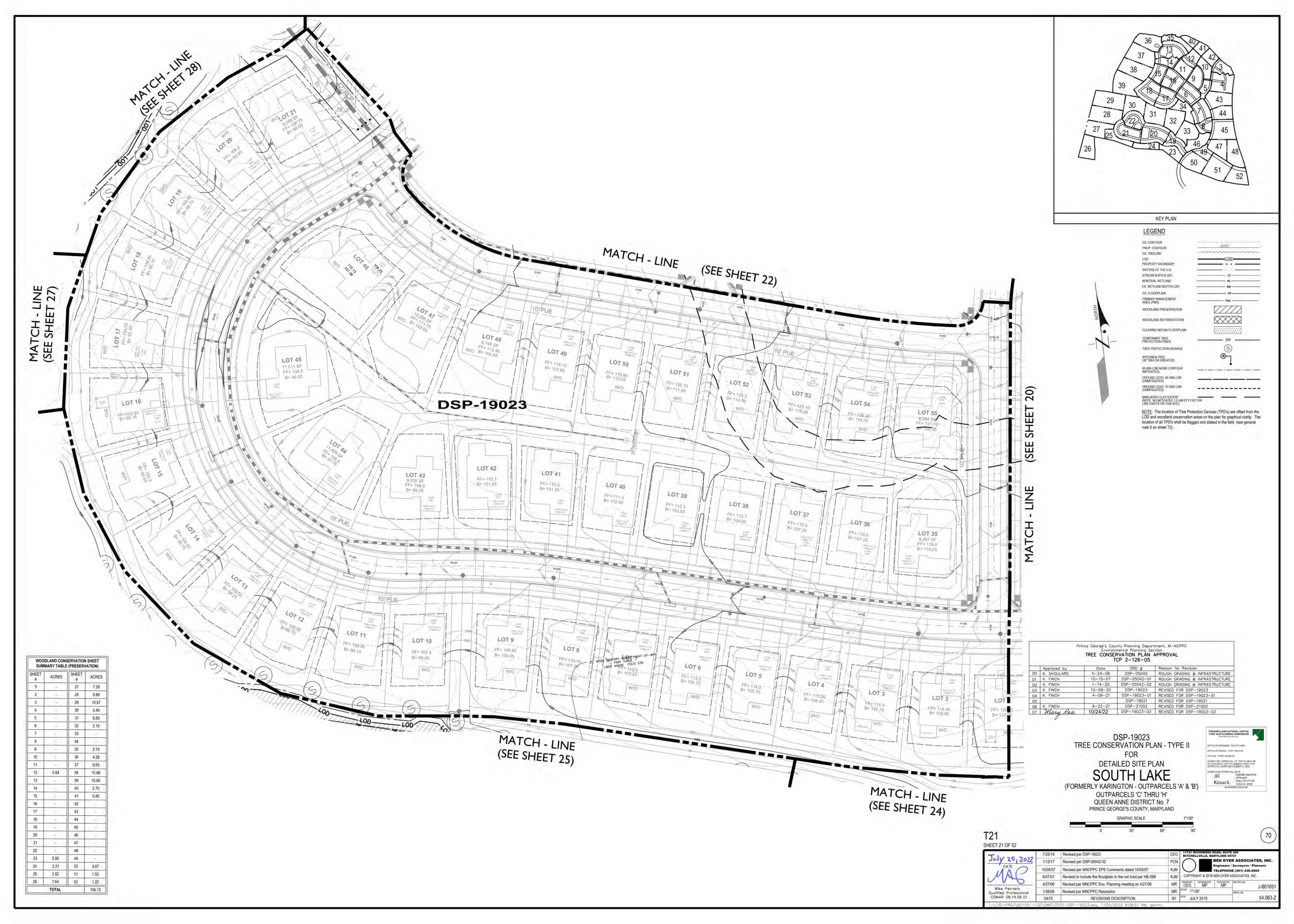
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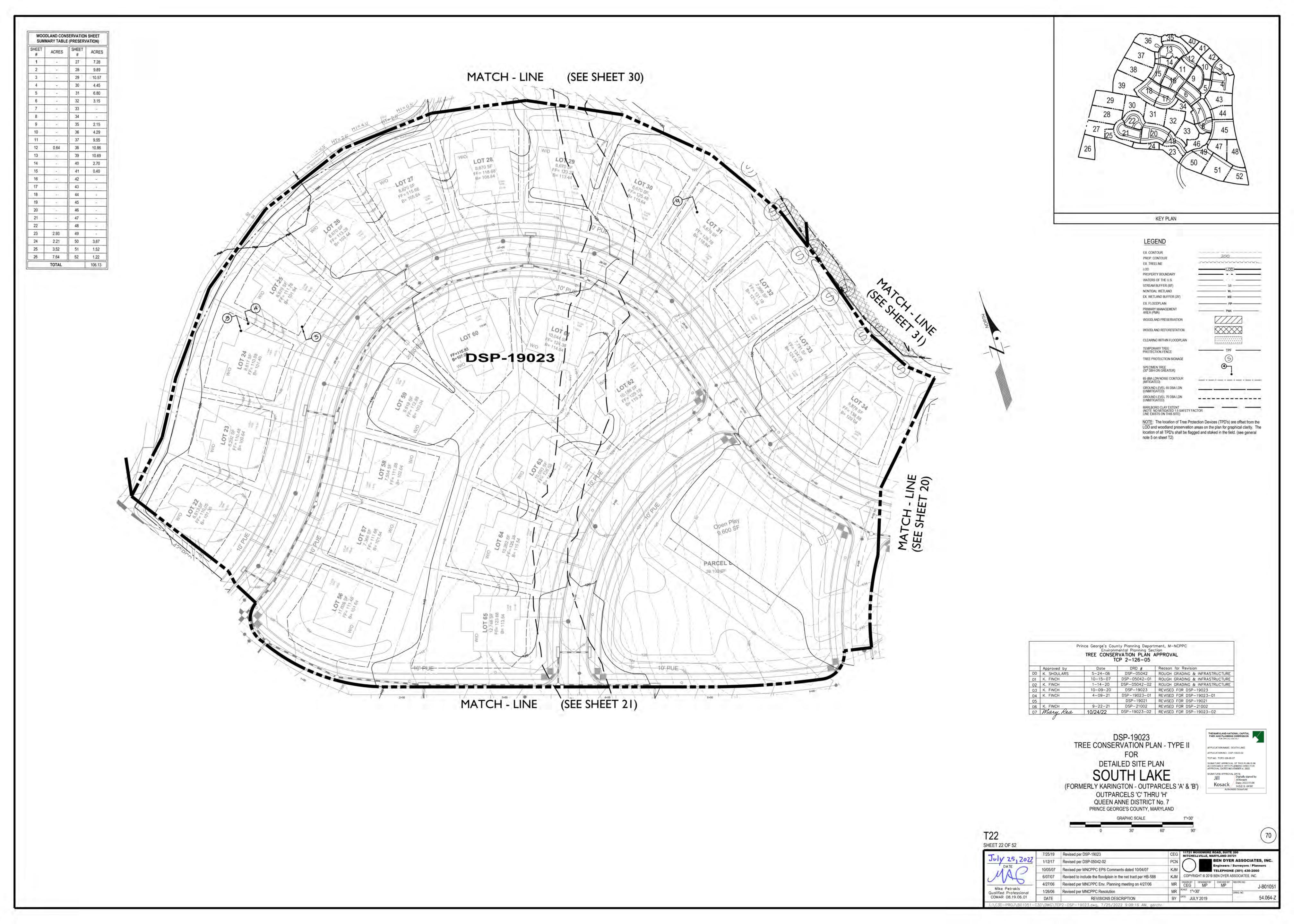
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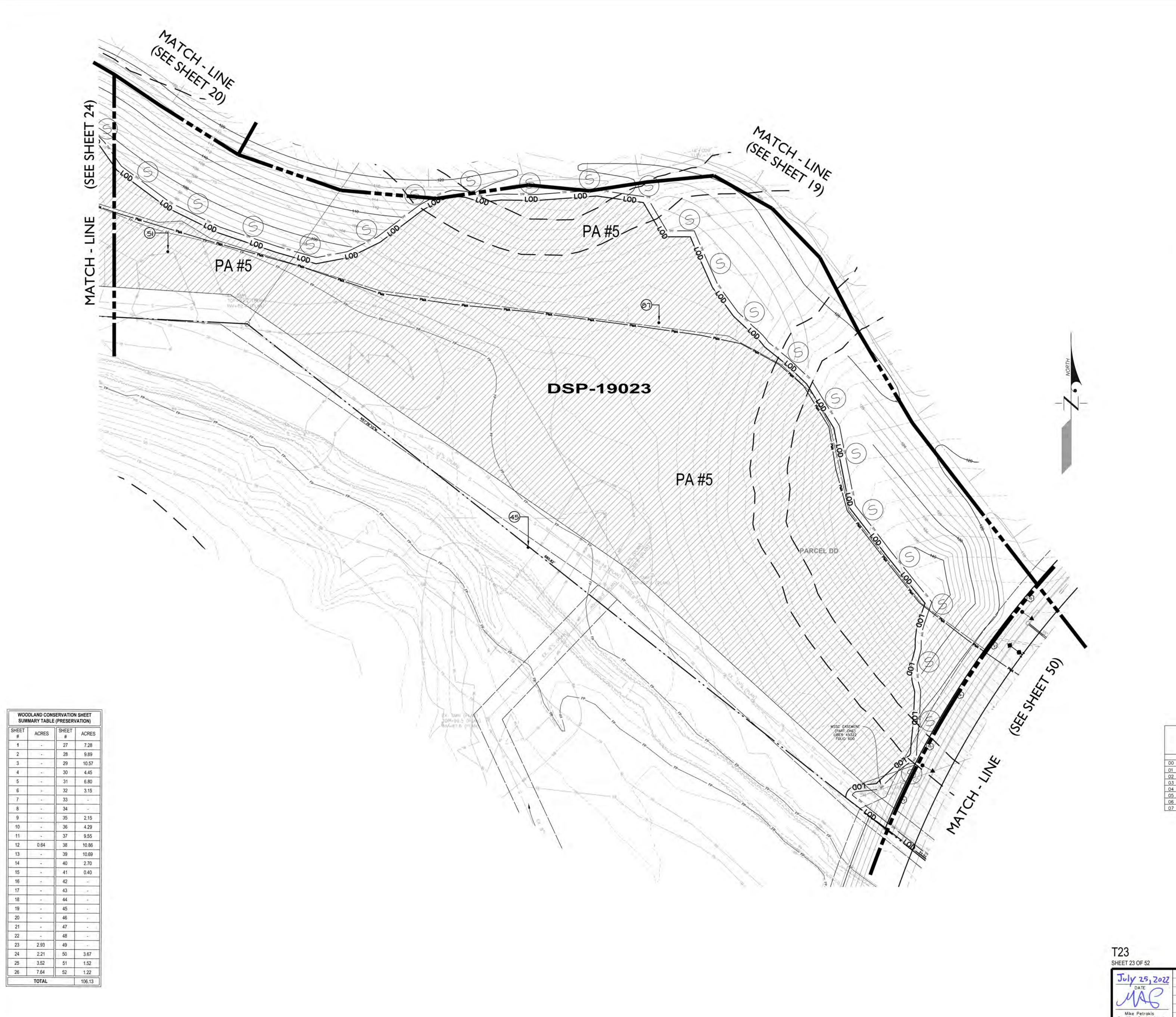


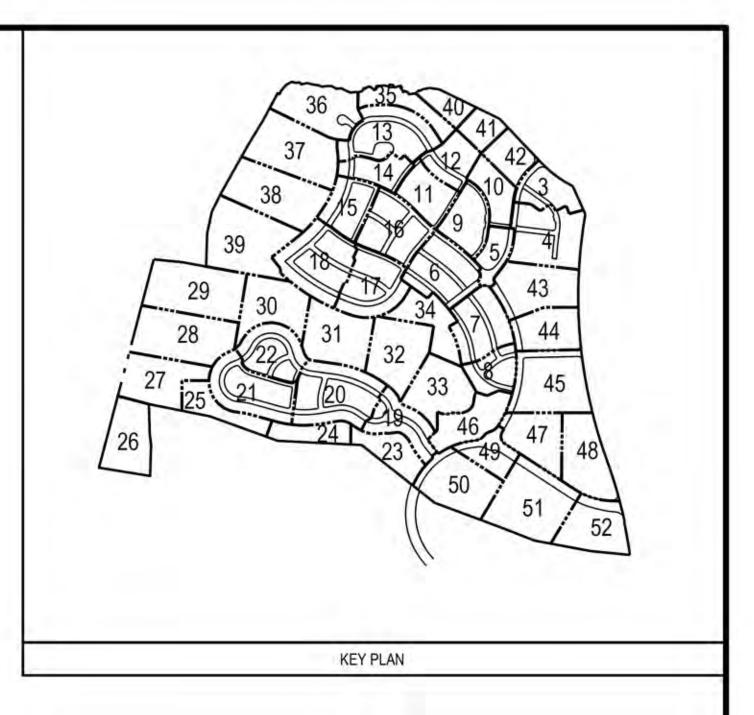












LEGEND

LEGEND	
EX. CONTOUR	200
PROP CONTOUR	200
EX TREELINE	
LOD	LOD
PROPERTY BOUNDARY	
WATERS OF THE U.S.	
STREAM BUFFER (50°)	SB
NONTIDAL WETLAND	
EX. WETLAND BUFFER (25')	
EX. FLOODPLAIN	
PRIMARY MANAGEMENT AREA (PMA)	
WOODLAND PRESERVATION	
WOODLAND REFORESTATION	
CLEARING WITHIN FLOODPLAIN	
TEMPORARY TREE PROTECTION FENCE	TPF
TREE PROTECTION SIGNAGE	(5)
SPECIMEN TREE (30" DBH OR GREATER)	•
65 dBA LDN NOISE CONTOUR (MITIGATED)	
GROUND LEVEL 65 DBA LDN (UNMITIGATED)	
GROUND LEVEL 70 DBA LDN (UNMITIGATED)	
MARLBORO CLAY EXTENT (NOTE: NO MITIGATED 1.5 SAFETY F LINE EXISTS ON THIS SITE)	ACTOR

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

	Р	TREE CONSE	inty Planning Depart mental Planning Sec RVATION PLAN A CP 2-126-05	ction
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023 TREE CONSERVATION PLAN - TYPE II

FOR DETAILED SITE PLAN

SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

QUEEN ANNE DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE

SHEET 23 OF 52		
Therese	7/25/19	Revised per DSP-19023
July 25, 2022	1/12/17	Revised per DSP-05042-02
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588
000	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06
Mike Petrakis Qualified Professional	1/26/06	Revised per MNCPPC Resolution
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION

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PCN
KJM

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000 588 KJM COPYRIGHT © 2019 BEN DYER ASSOCIATES, INC.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED NOVEMBER 4, 2022.

SIGNATURE APPROVAL DATE:

Jill Digitally signed by
Jill Kosack
Date: 2022.11.04
14:52:13 -04'00'

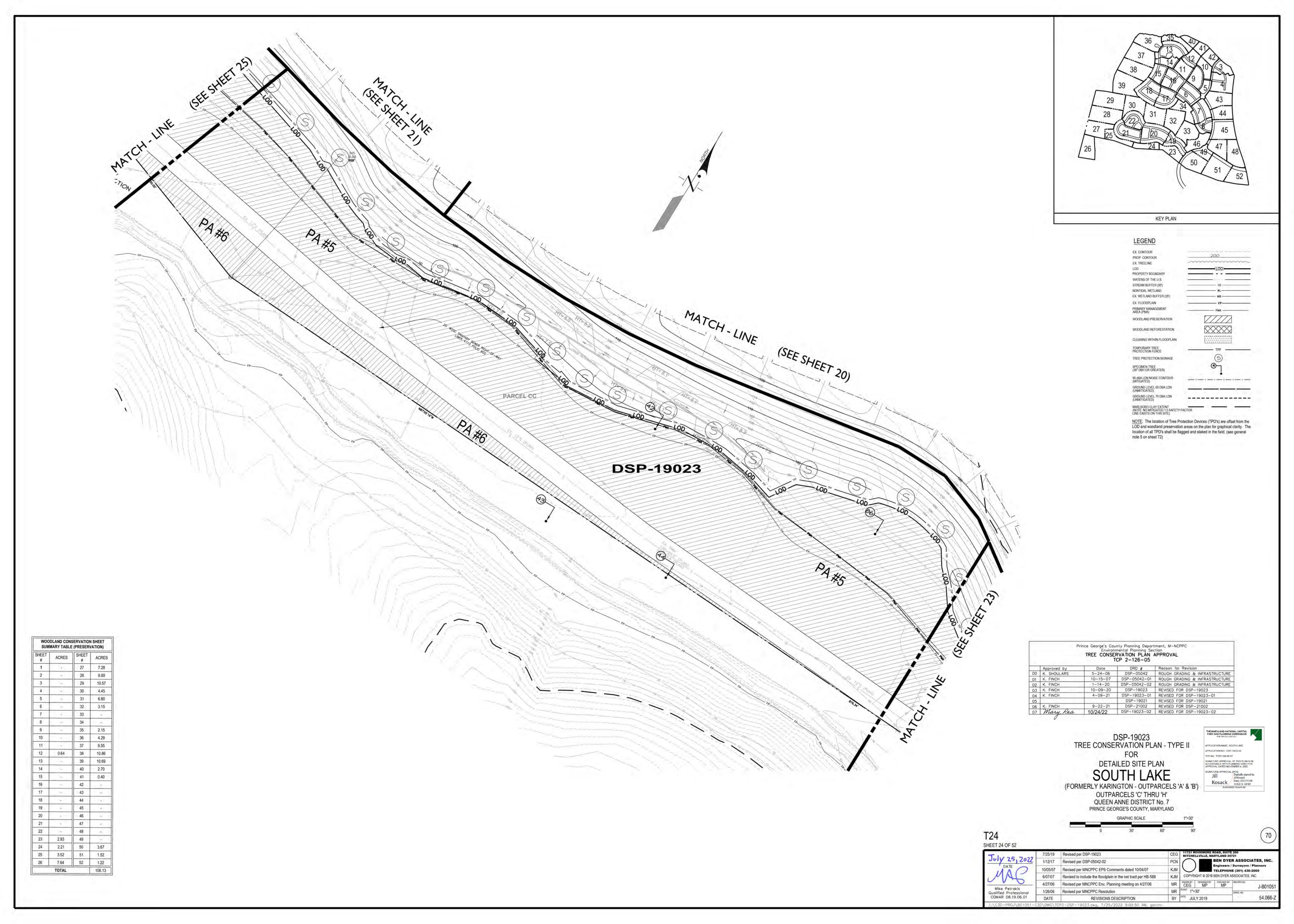
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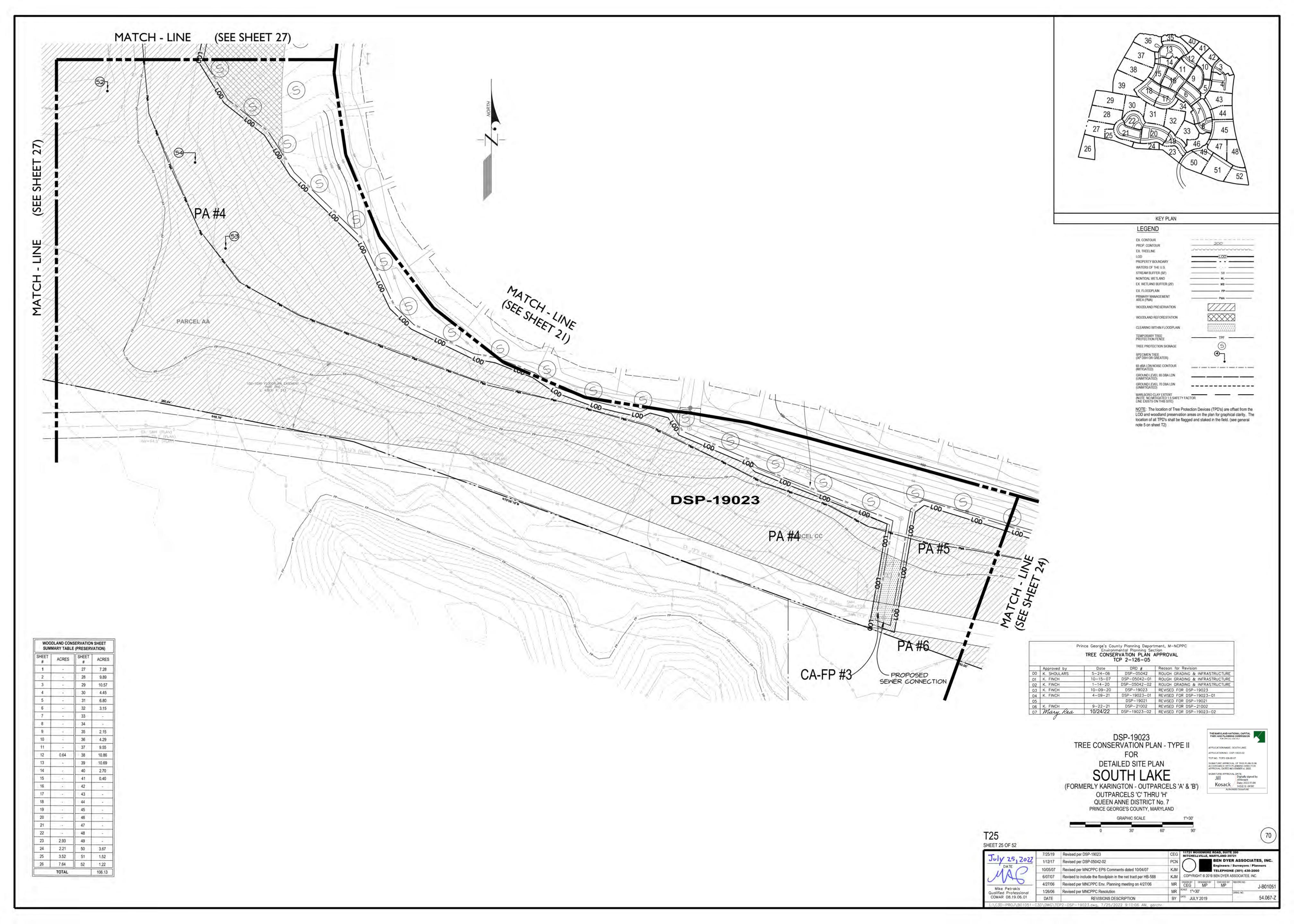
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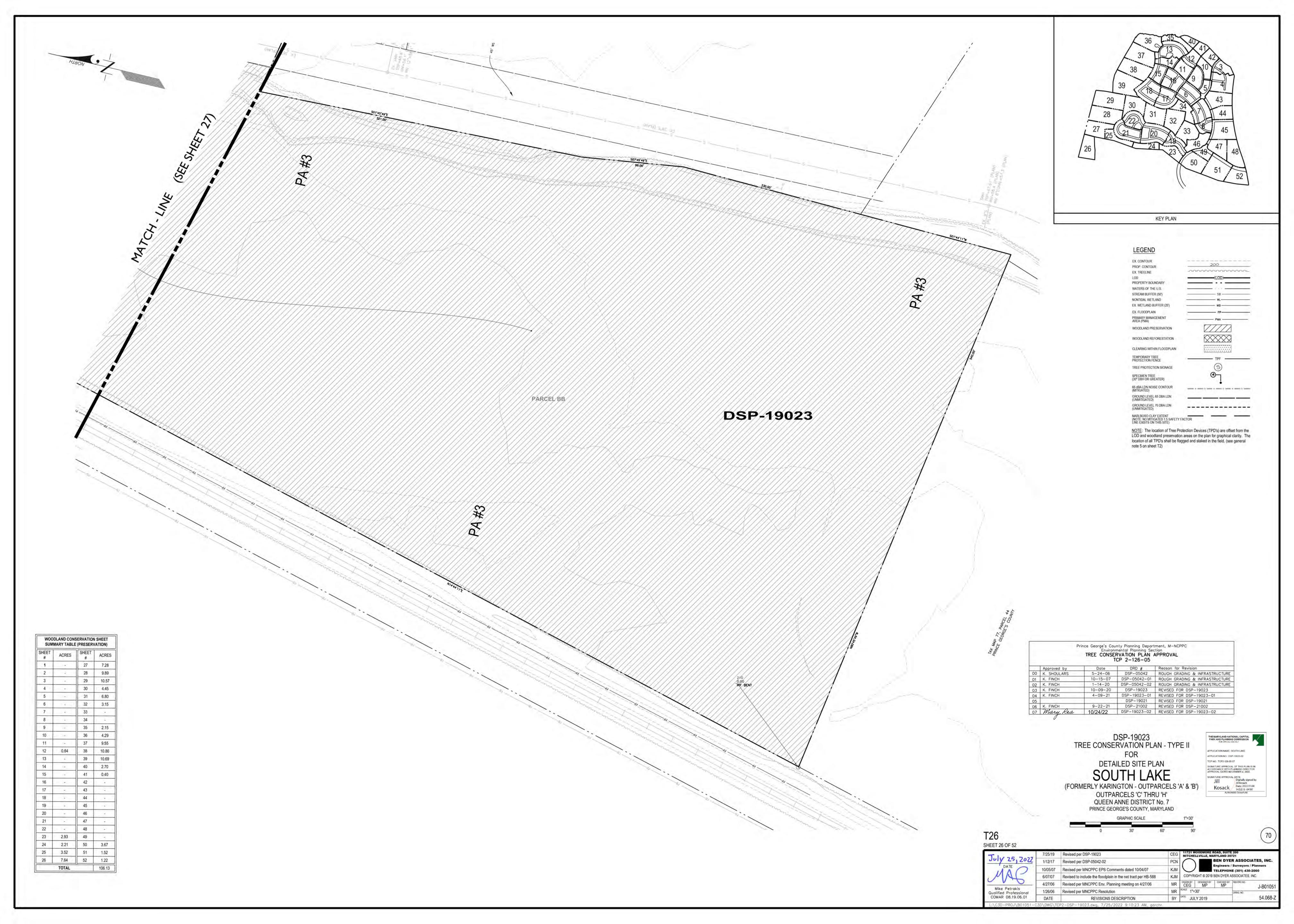
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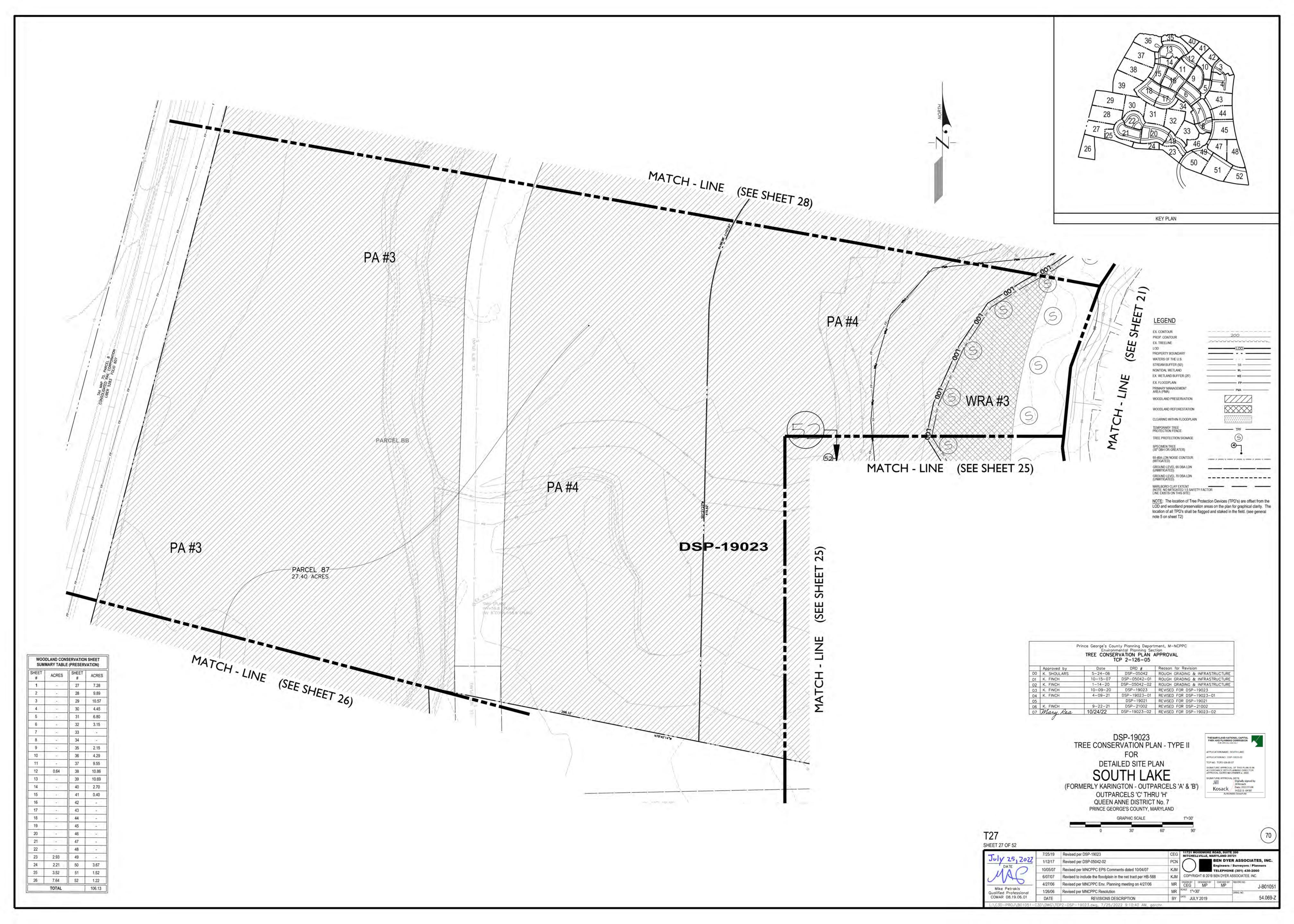
APPLICATION NAME: SOUTH LAKE APPLICATION NO.: DSP-19023-02

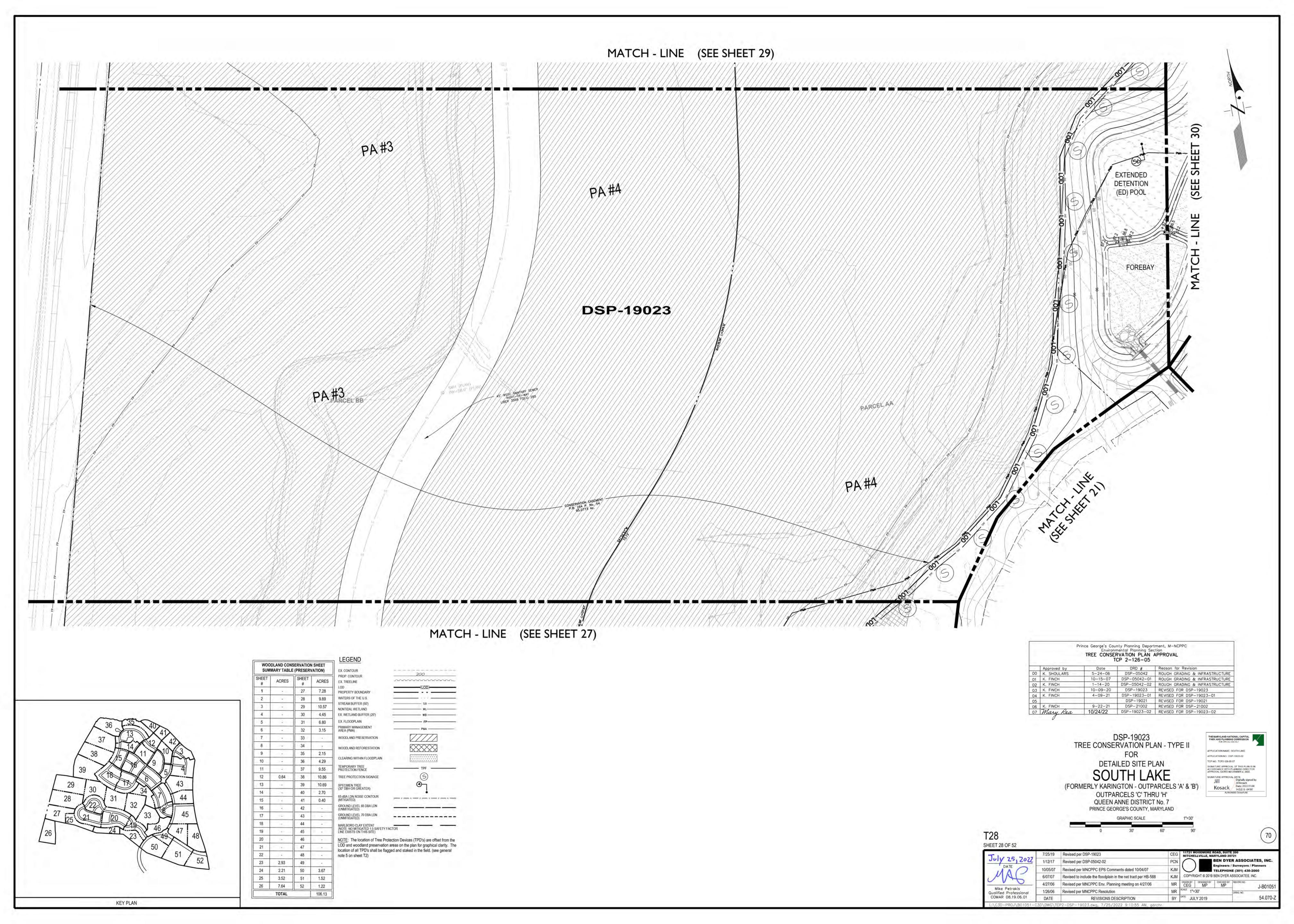
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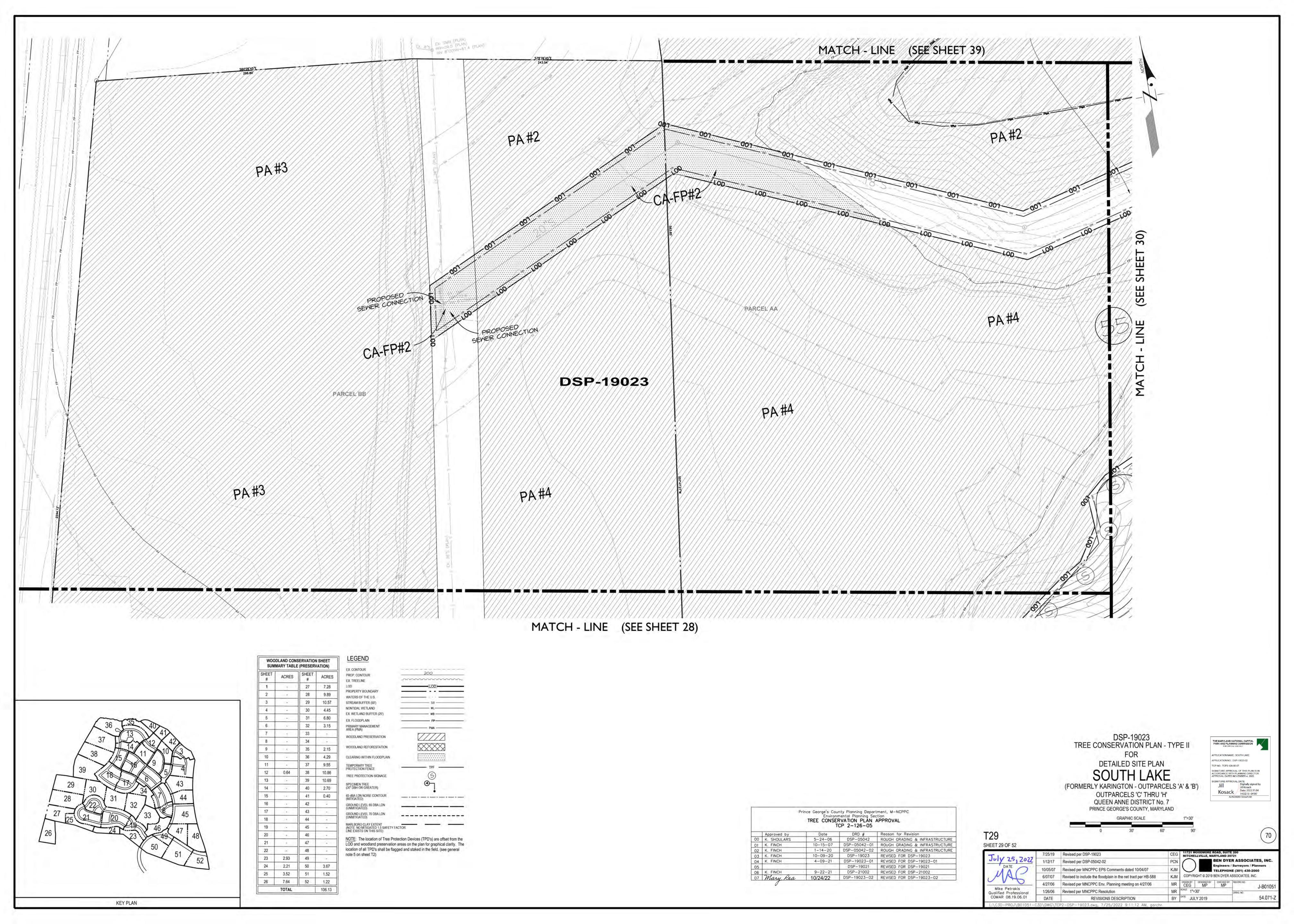


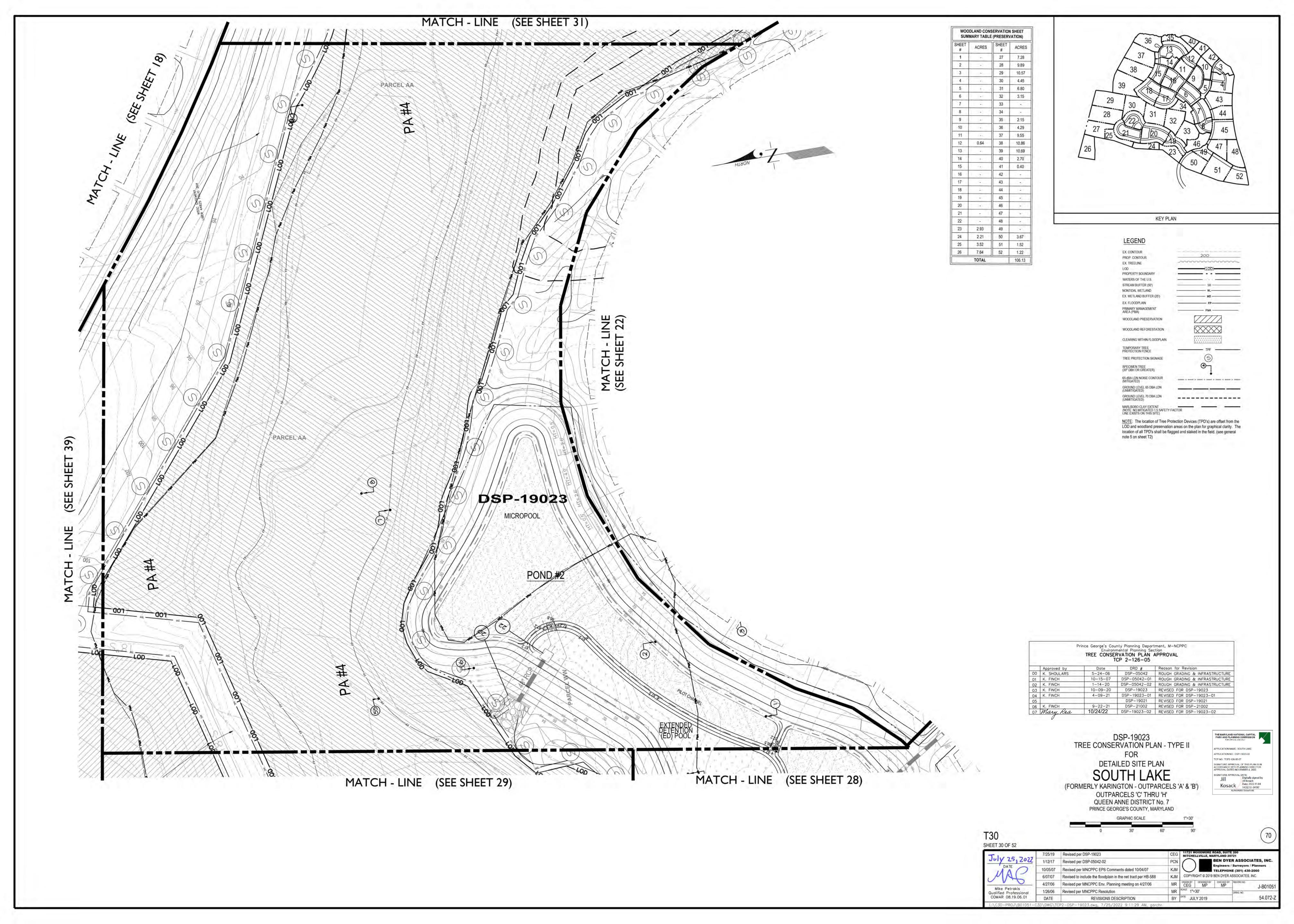


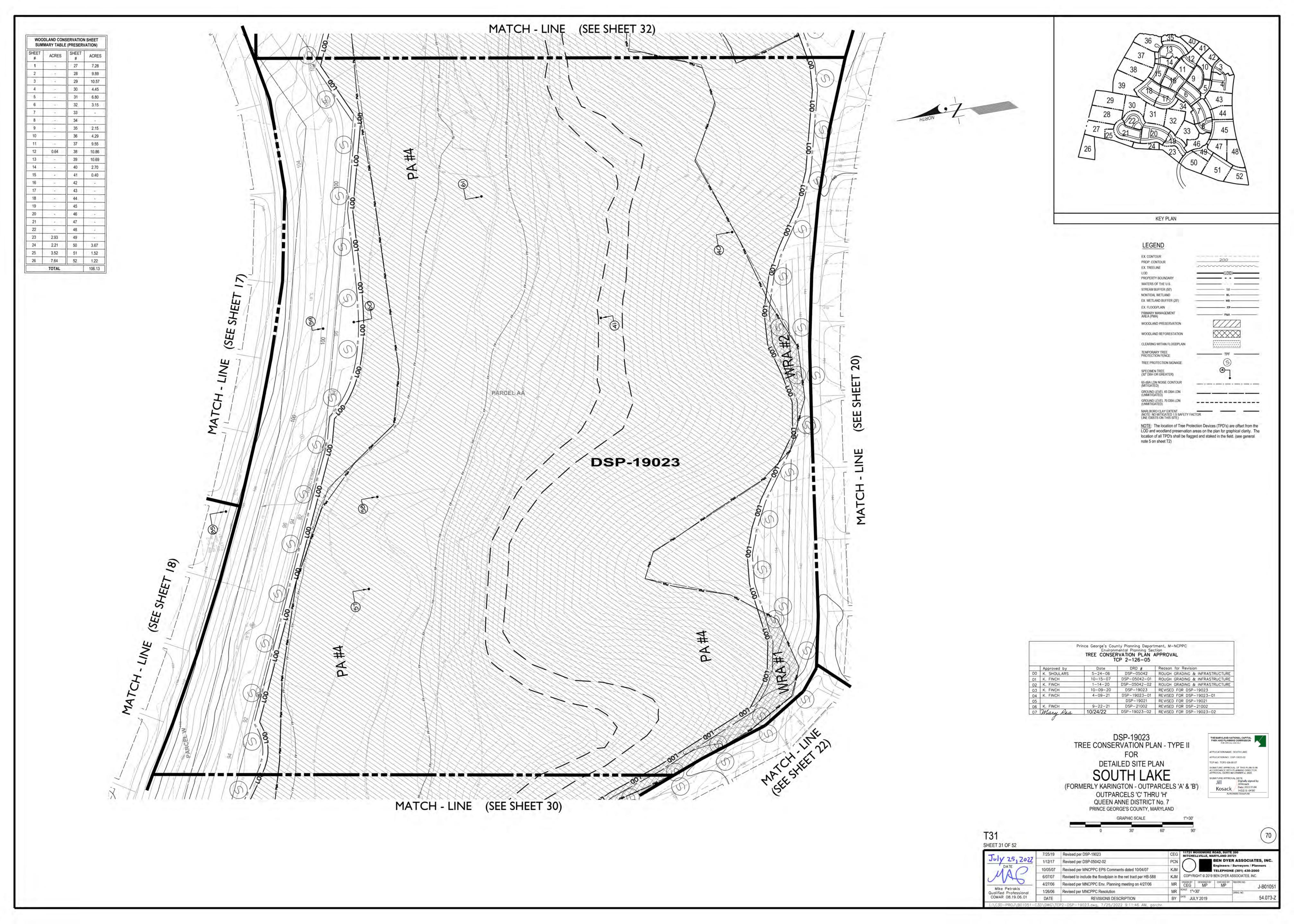


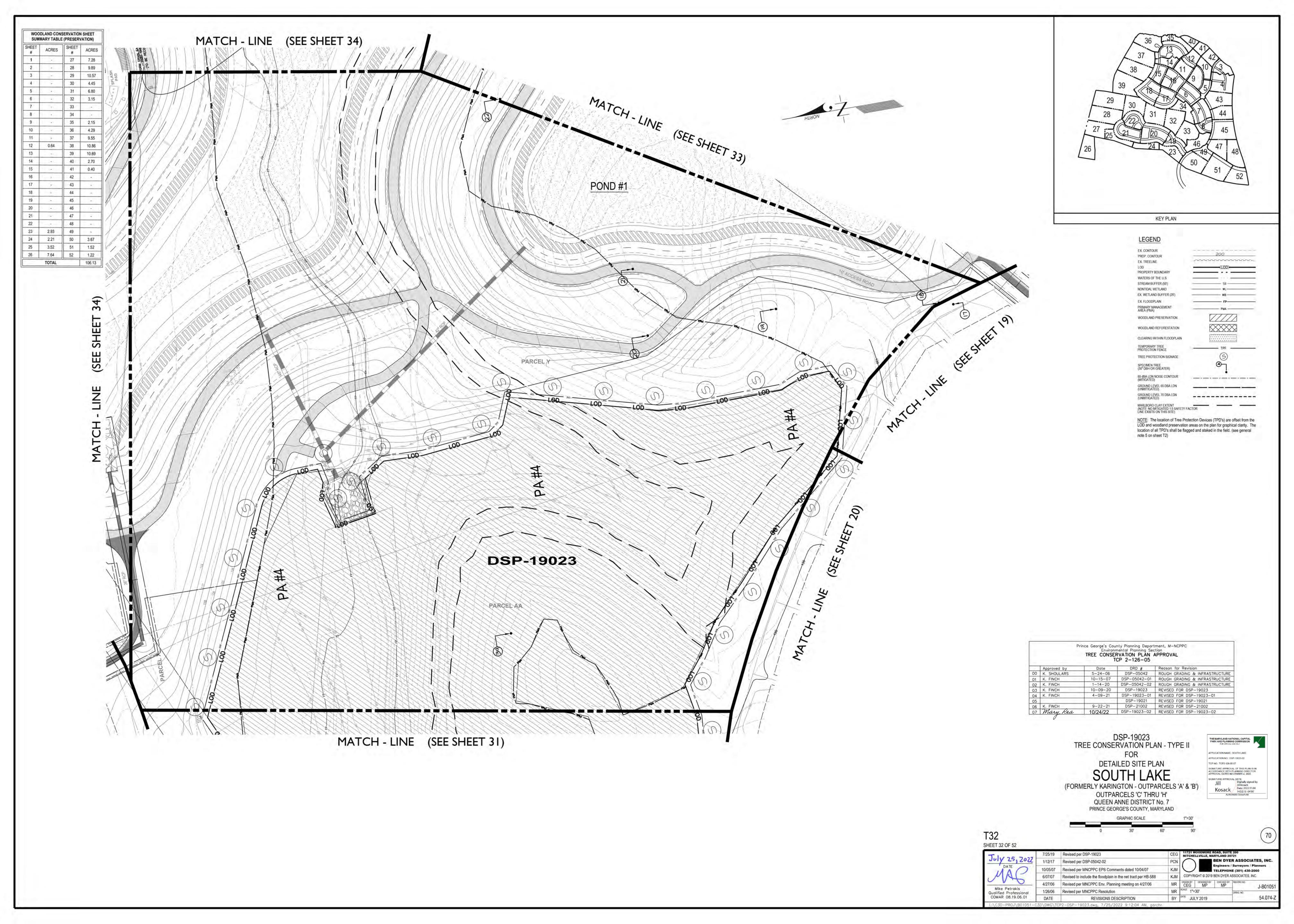


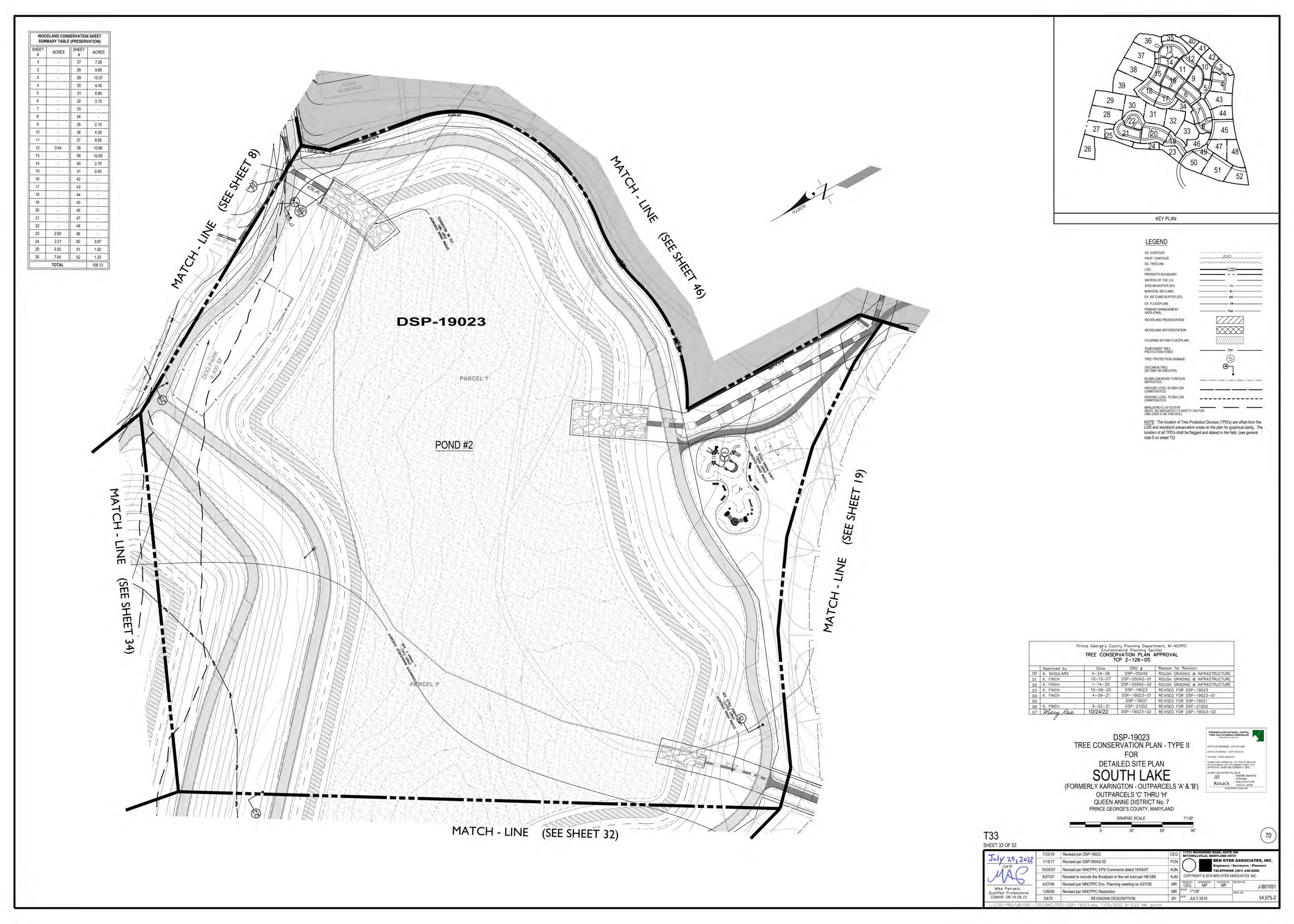


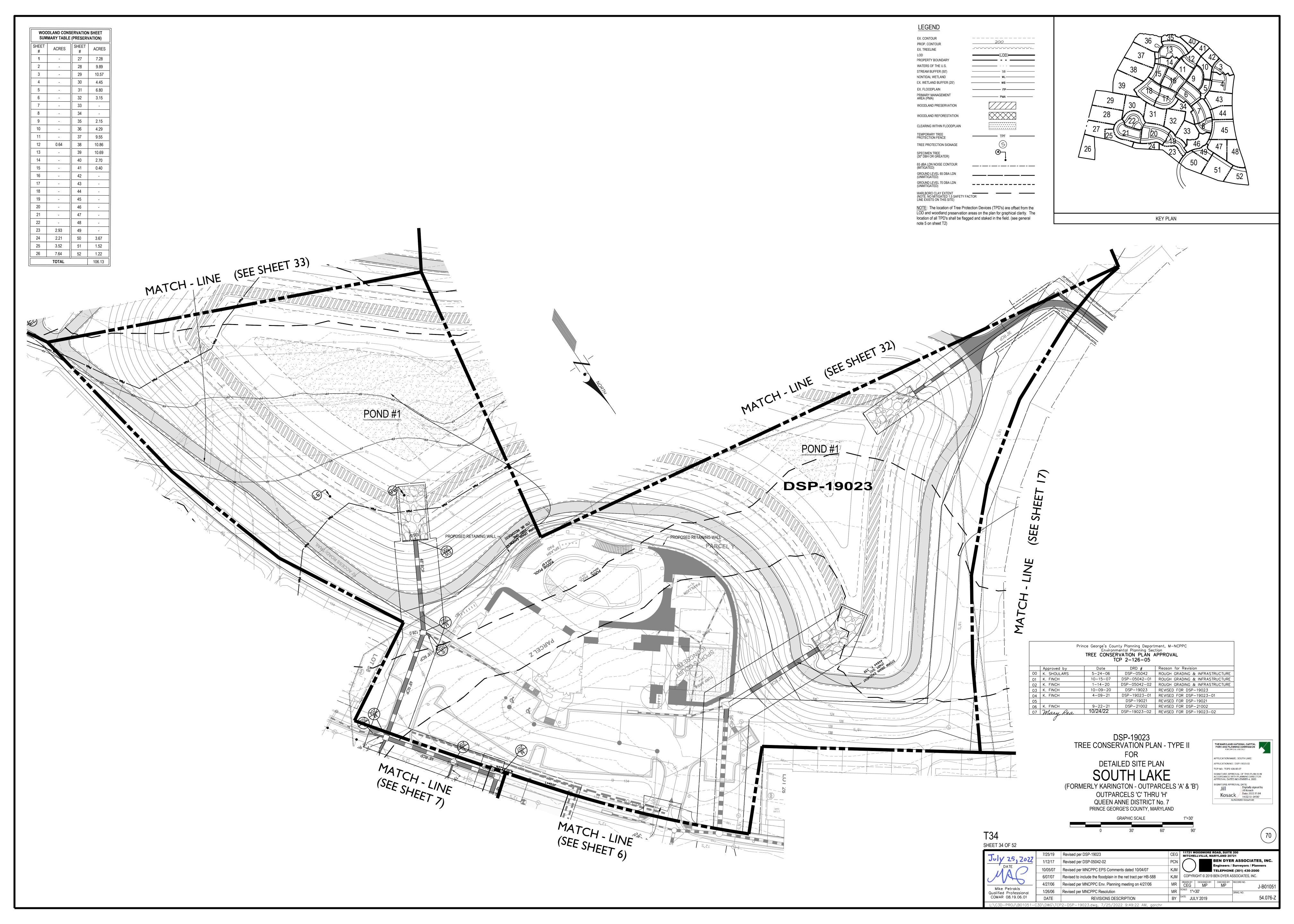


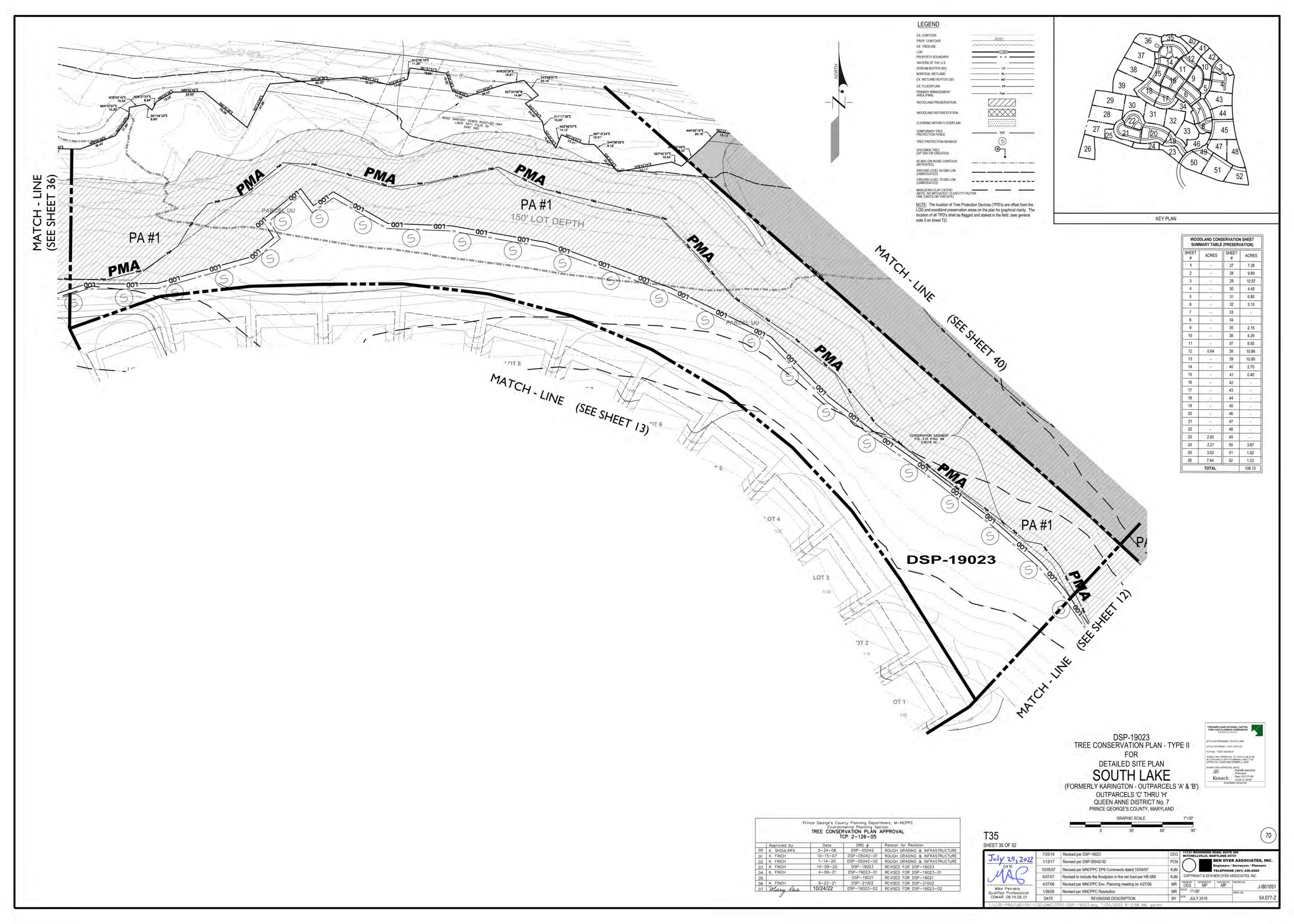


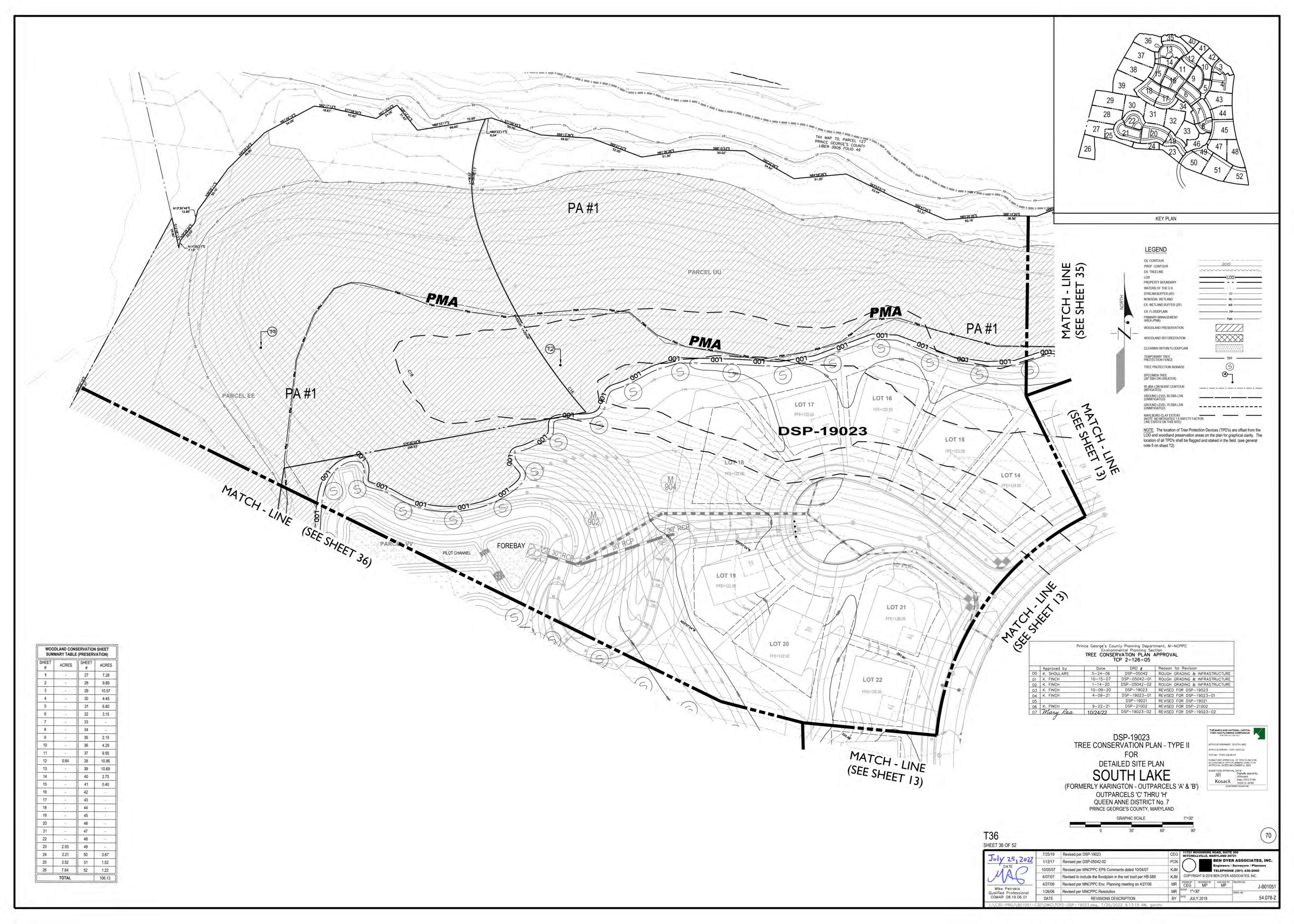


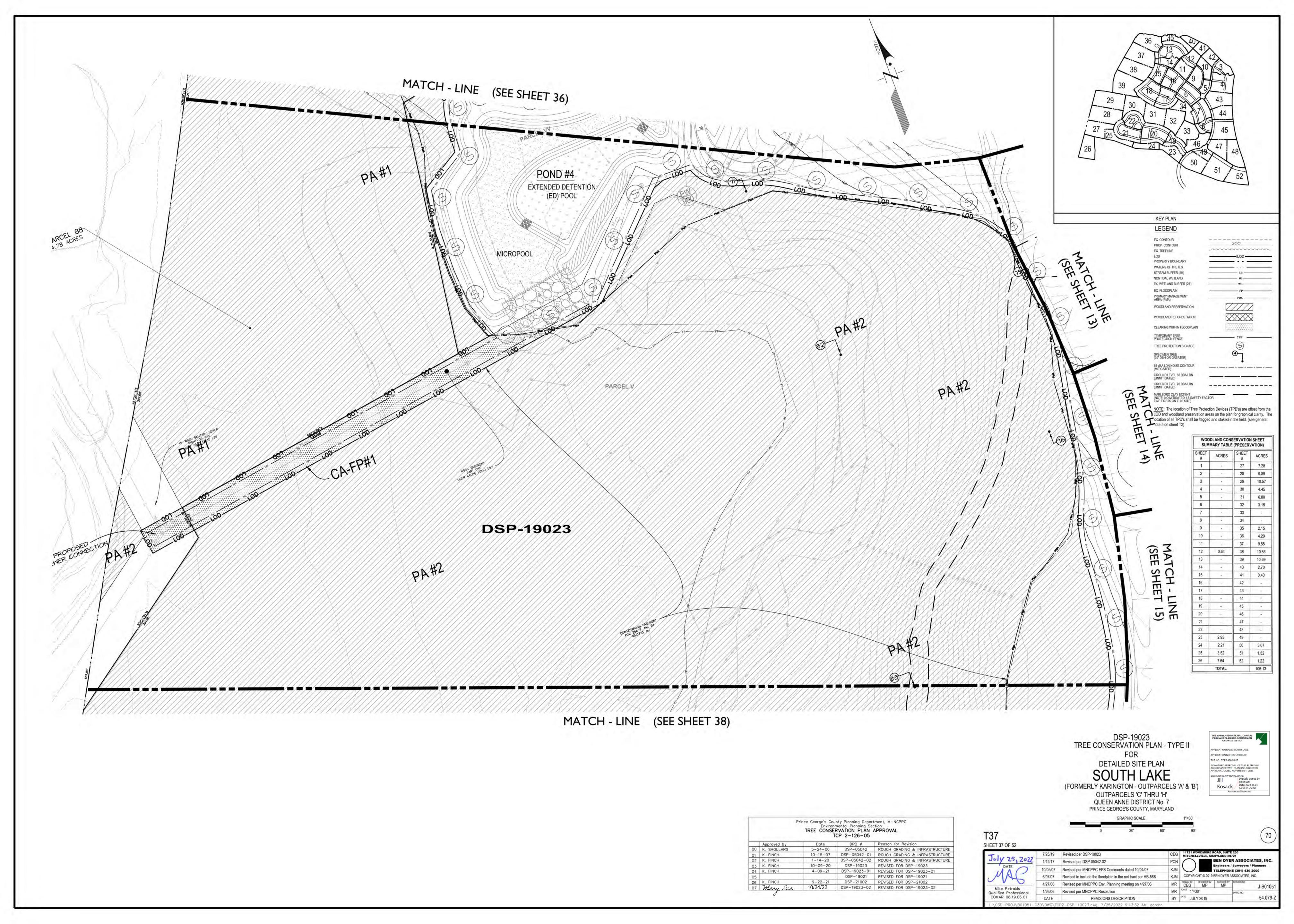


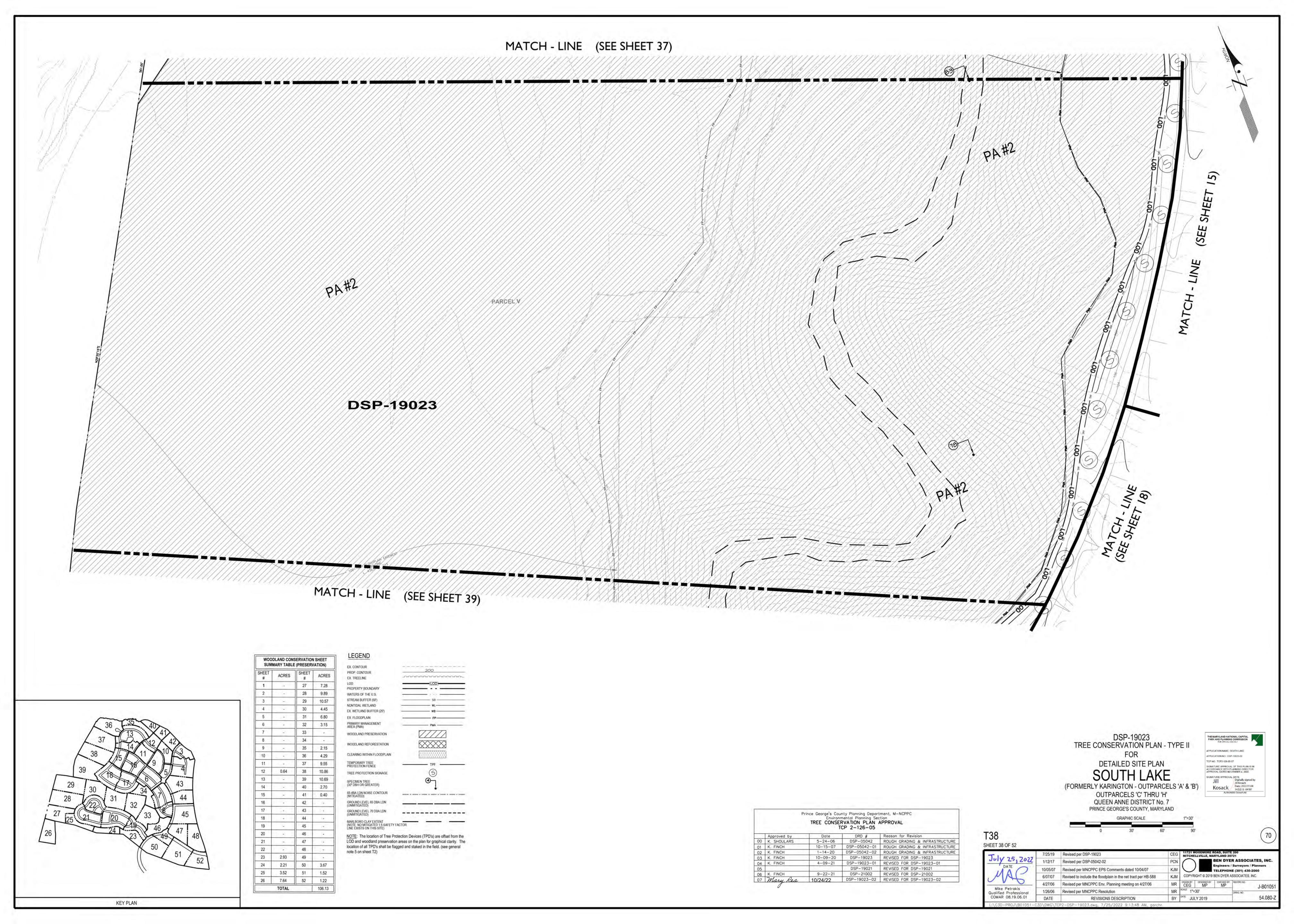


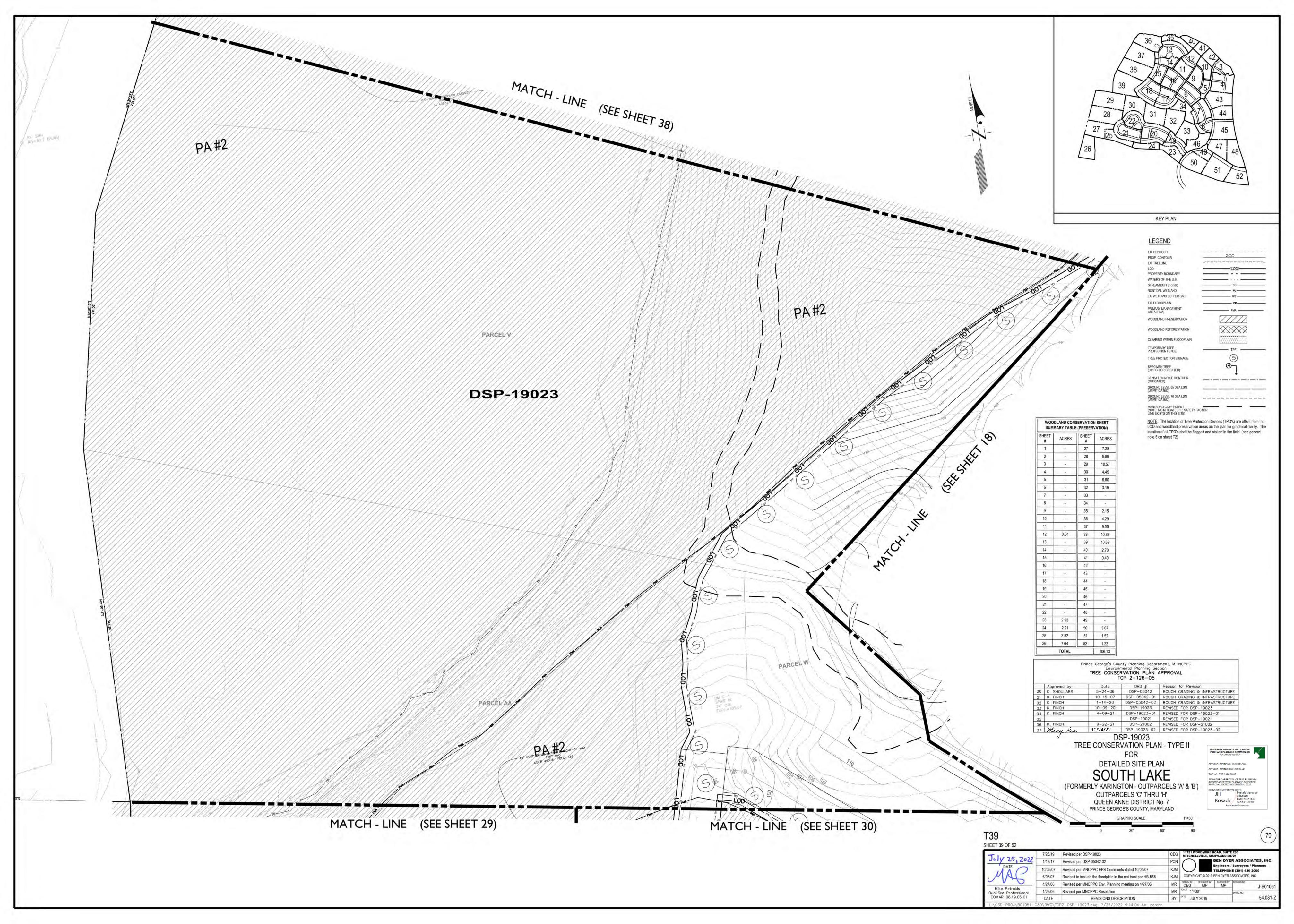


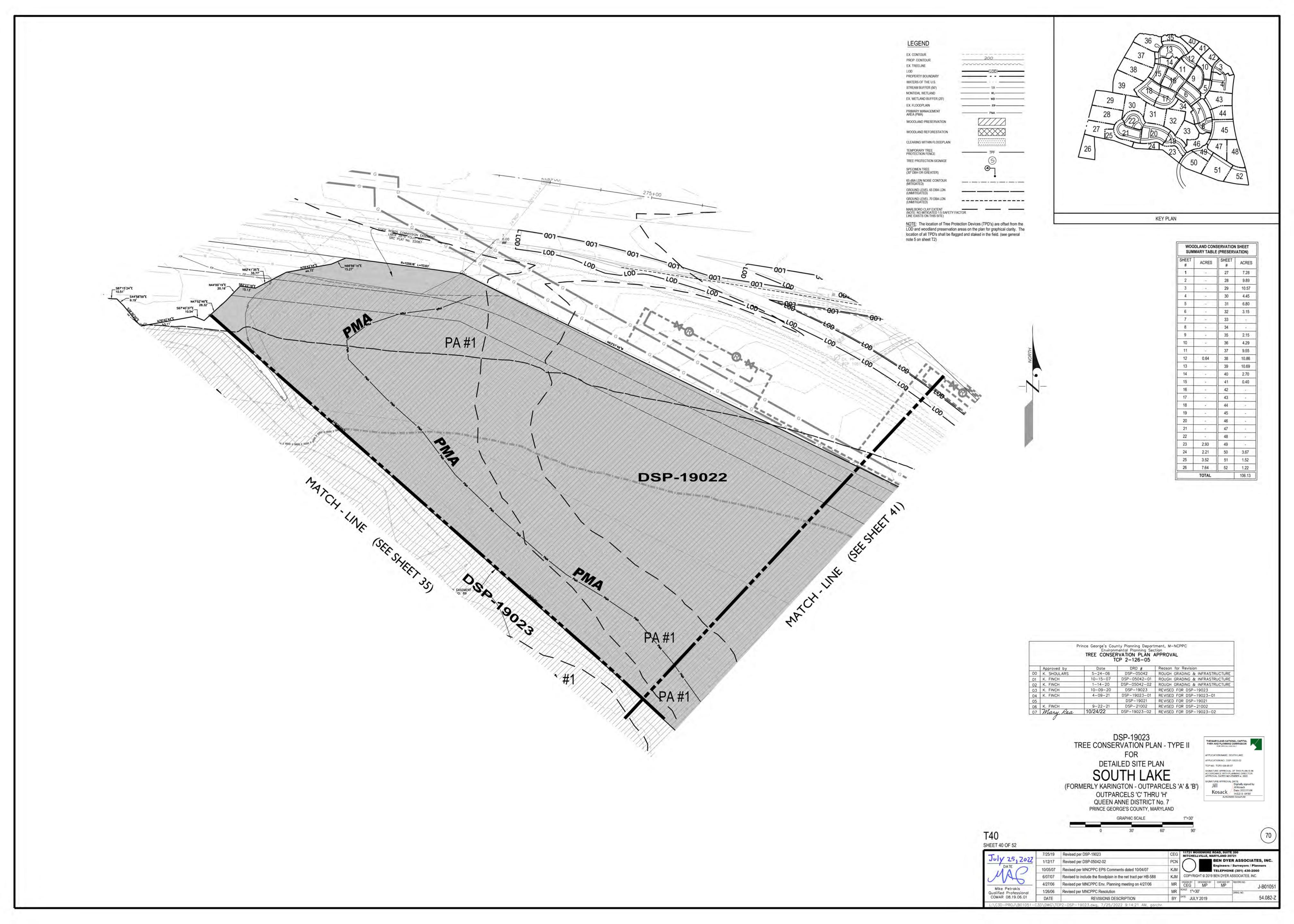


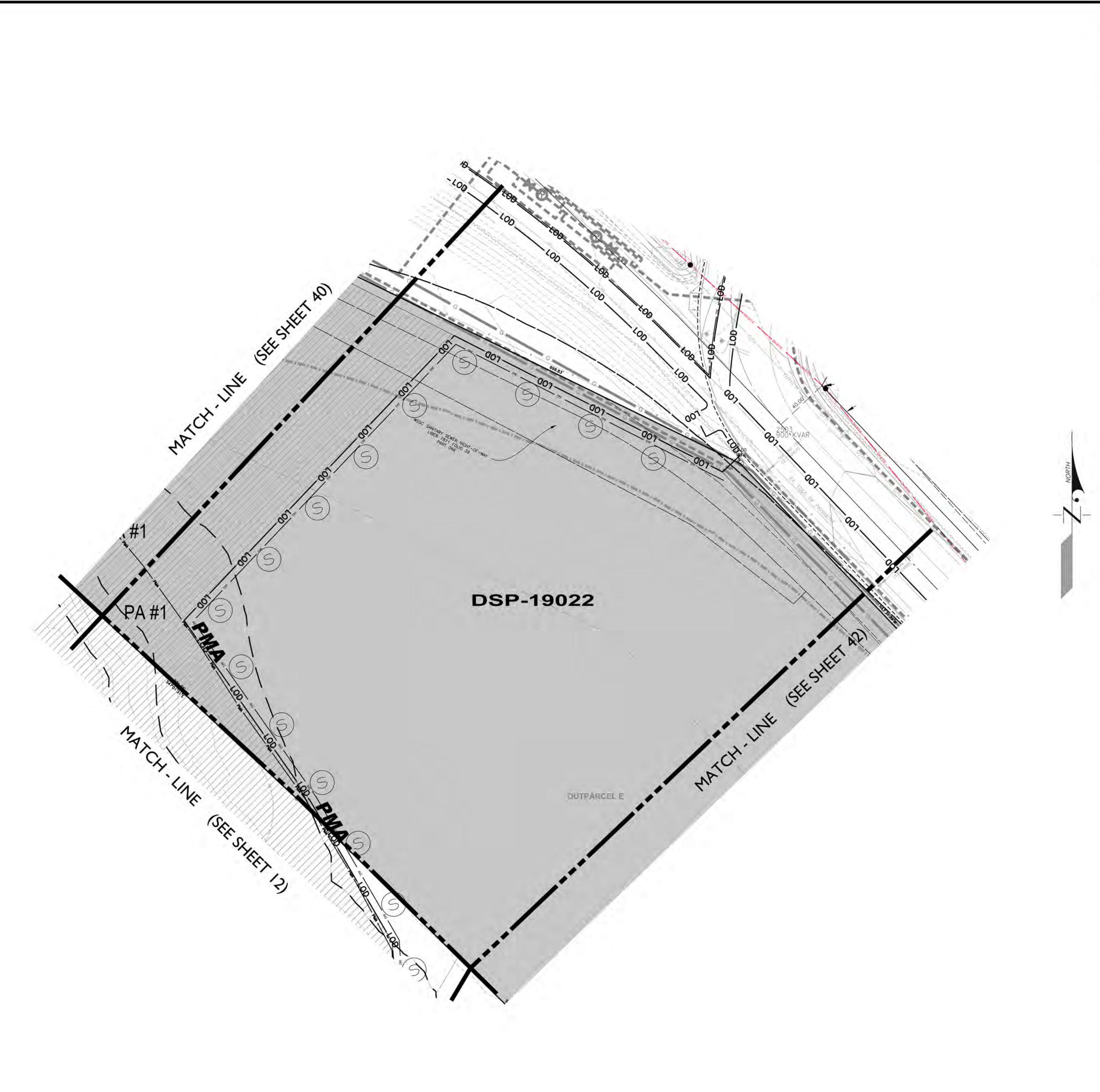


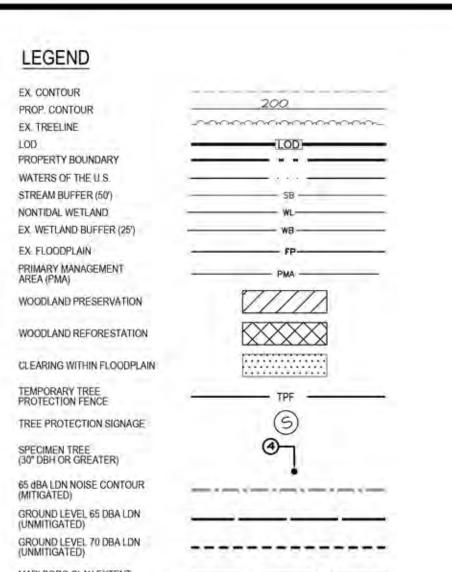




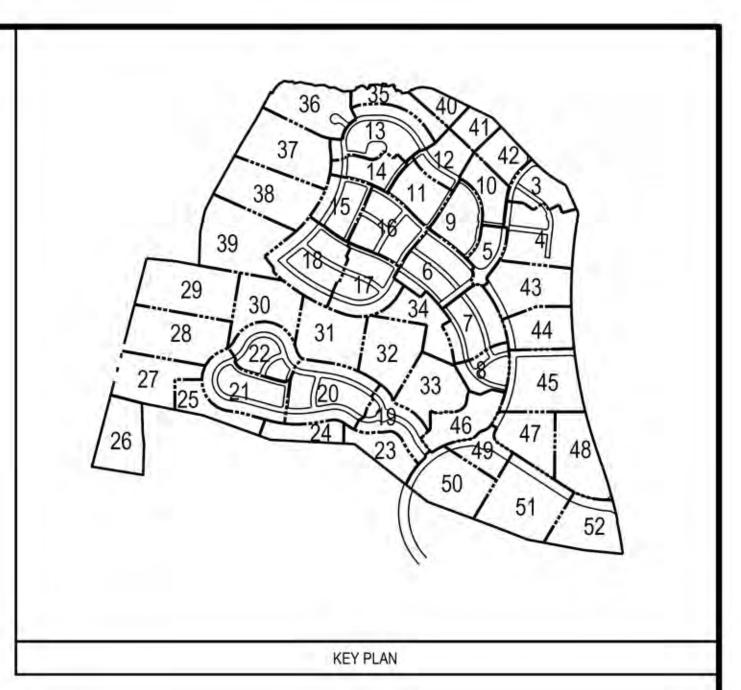








NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)



SHEET #	ACRES	SHEET #	ACRES
1		27	7.28
2	-	28	9.89
3	व	29	10.57
4		30	4.45
5	4	31	6.80
6	· ·	32	3.15
7	•	33	- 2
8	191	34	14-
9	15.71	35	2.15
10		36	4.29
11	14.	37	9.55
12	0.64	38	10.86
13	18	39	10.69
14		40	2.70
15	- 6	41	0.40
16	÷	42	Lock
17	re.	43	•
18	18	44	1.
19	(4)	45	
20	9	46	- ~ -
21	5	47	150
22	-3	48	
23	2.93	49	103
24	2.21	50	3.67
25	3.52	51	1,52
26	7.64	52	1.22
	TOTAL		106.13

SIGNATURE APPROVAL DATE:

Digitally signed by

Ill Kosack
Date: 2022.11.04
14:52:13 -04:00'

AUTHORIZED SIGNATURE

54.083-Z

	Pr	TREE CONSE	nty Planning Depart mental Planning Sec RVATION PLAN CP 2-126-05	tion
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023
TREE CONSERVATION PLAN - TYPE II
FOR
DETAILED SITE PLAN

SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

QUEEN ANNE DISTRICT No. 7

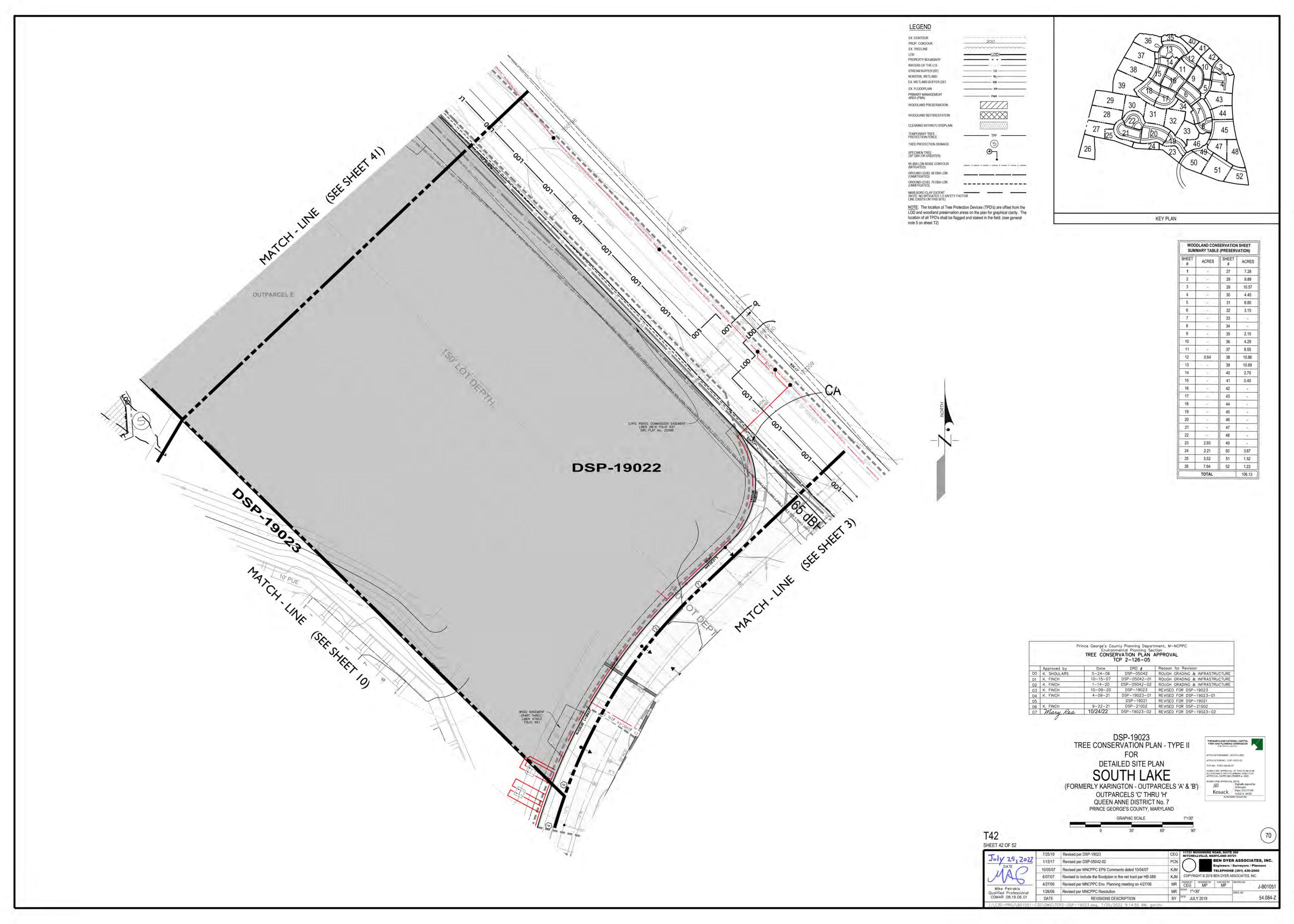
PRINCE GEORGE'S COUNTY, MARYLAND

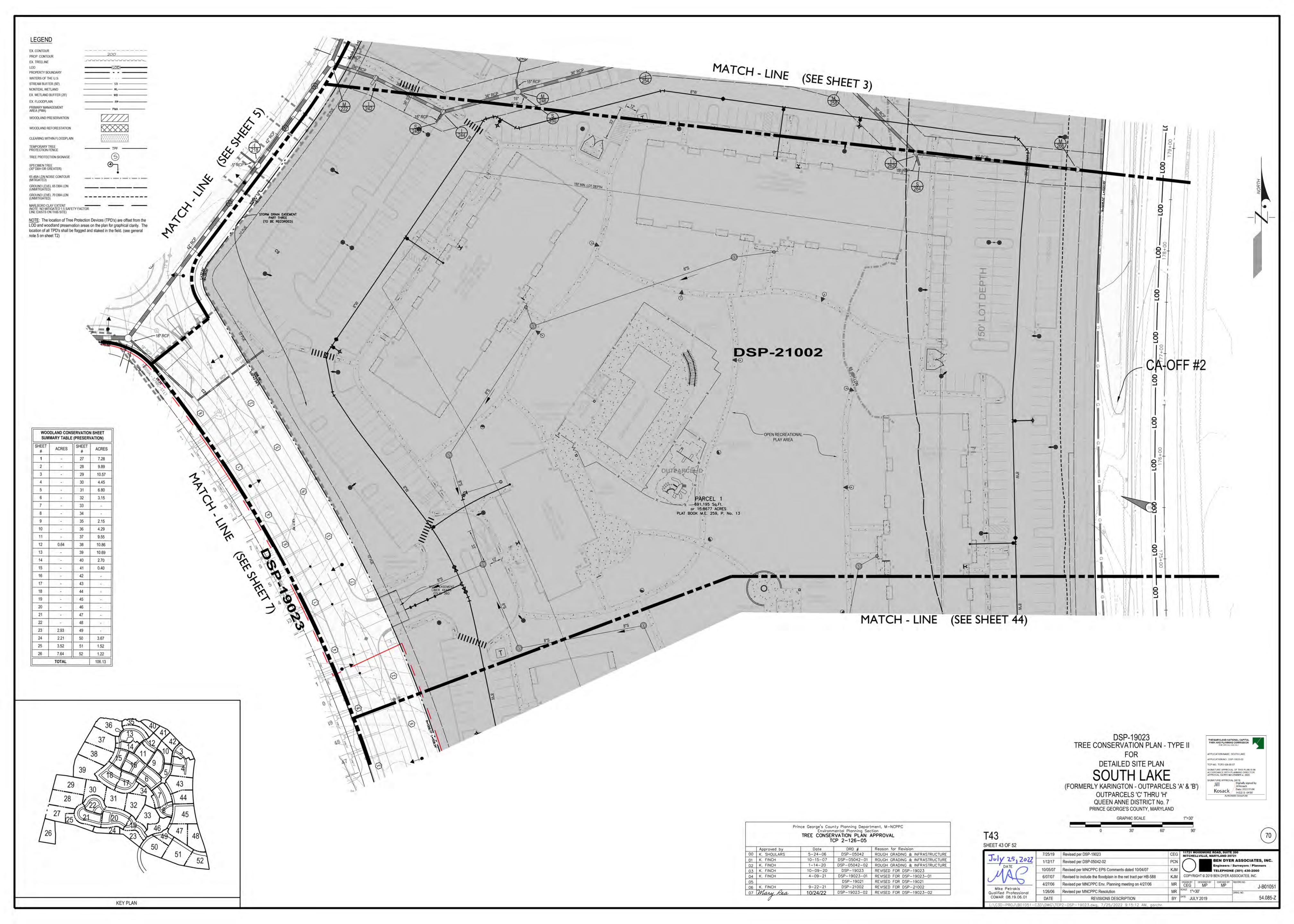
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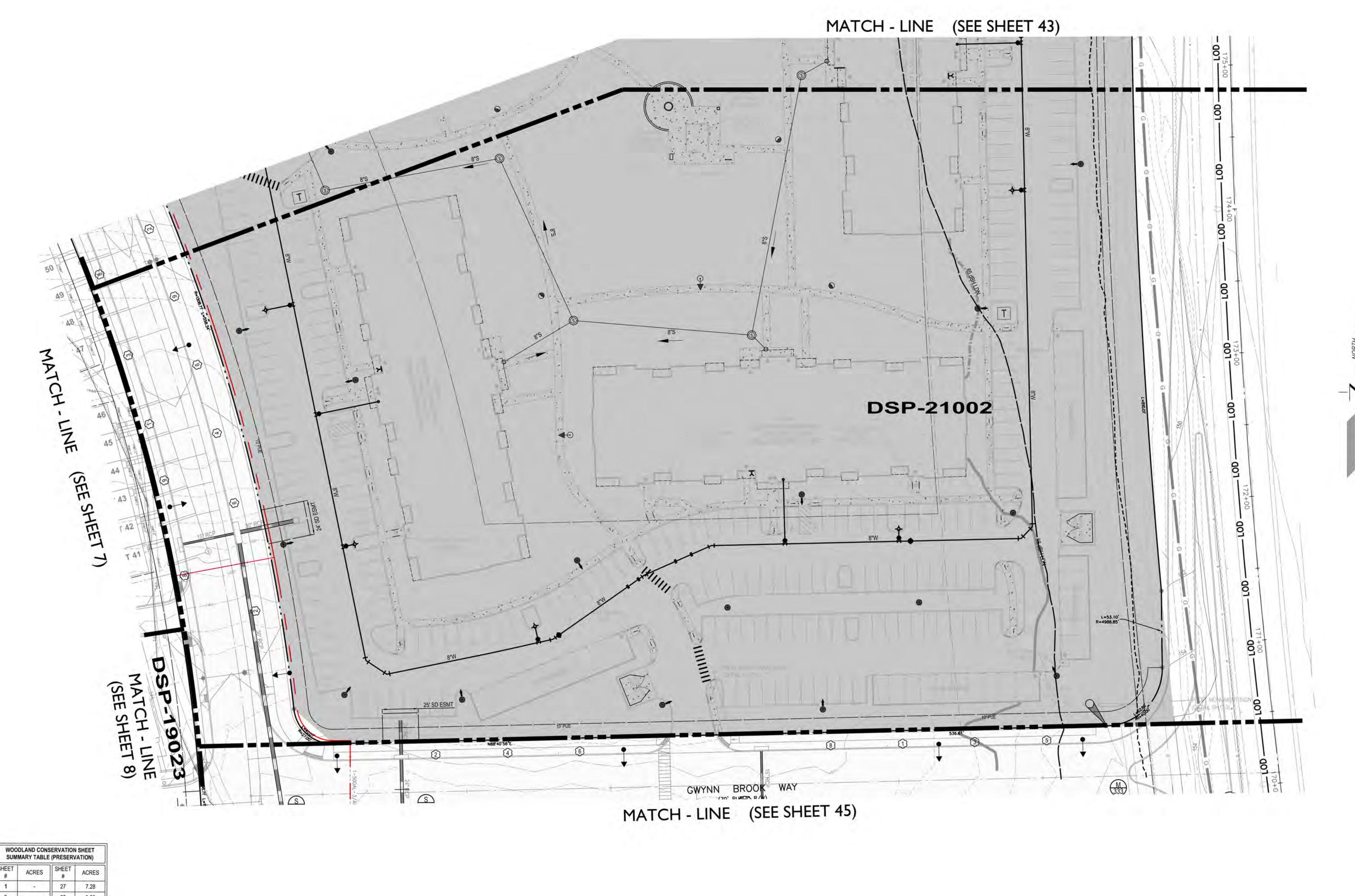
ET 41 OF 52				
Fire	7/25/19	Revised per DSP-19023	CEG	11721 WOOD
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM	
MAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYRIGHT
V	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG DESIG

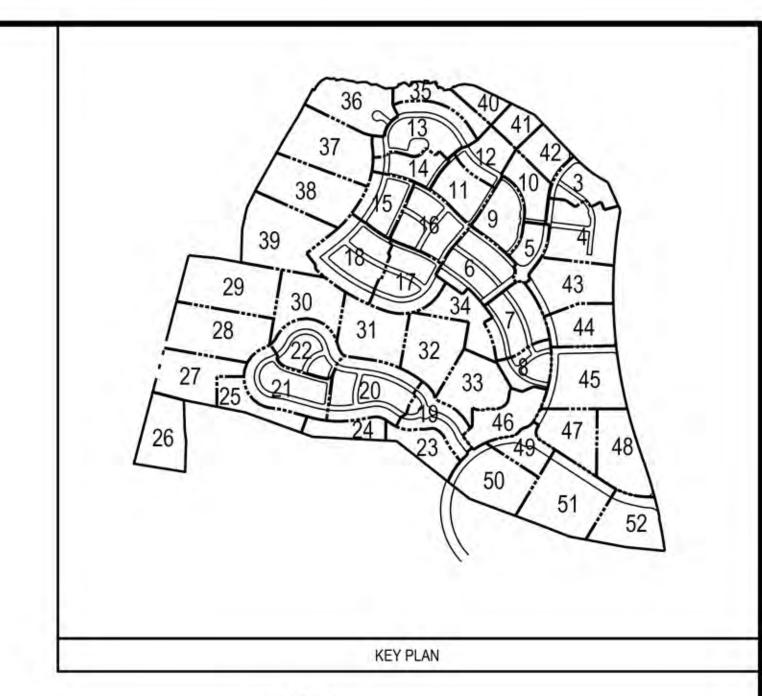
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BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 HT © 2019 BEN DYER ASSOCIATES, INC. Mike Petrakis Qualified Professional COMAR 08,19.06.01 MR SCALE 1"=30'
BY DATE JULY 2019 1/26/06 Revised per MNCPPC Resolution REVISIONS DESCRIPTION









WOODLAND PRESERVATION WOODLAND REFORESTATION CLEARING WITHIN FLOODPLAIN TEMPORARY TREE PROTECTION FENCE TREE PROTECTION SIGNAGE ------

NOTE: The location of Tree Protection Devices (TPD's) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPD's shall be flagged and staked in the field. (see general note 5 on sheet T2)

	Pr	TREE CONSE	nty Planning Depart mental Planning Sec RVATION PLAN A CP 2-126-05	ction
	Approved by	Date	DRD #	Reason for Revision
00	K. SHOULARS	5-24-06	DSP-05042	ROUGH GRADING & INFRASTRUCTURE
01	K. FINCH	10-15-07	DSP-05042-01	ROUGH GRADING & INFRASTRUCTURE
02	K. FINCH	1-14-20	DSP-05042-02	ROUGH GRADING & INFRASTRUCTURE
03	K. FINCH	10-09-20	DSP-19023	REVISED FOR DSP-19023
04	K. FINCH	4-09-21	DSP-19023-01	REVISED FOR DSP-19023-01
05			DSP-19021	REVISED FOR DSP-19021
06	K. FINCH	9-22-21	DSP-21002	REVISED FOR DSP-21002
07	Mary Rea	10/24/22	DSP-19023-02	REVISED FOR DSP-19023-02

DSP-19023 TREE CONSERVATION PLAN - TYPE II FOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

SIGNATURE APPROVAL DATE:

| Jill | Digitally signed by Jill Kosack | Date: 2022.11.04 | 14:52:13 -04'00' |
| Authorized Signature | Date: 2022.11.04 | Date: 2022.11.

54.086-Z

APPLICATION NAME: SOUTH LAKE

APPLICATION NO.: DSP-19023-02 TCP NO.: TCP2-126-05-07

DETAILED SITE PLAN

SOUTH LAKE

(FORMERLY KARINGTON - OUTPARCELS 'A' & 'B')

OUTPARCELS 'C' THRU 'H'

QUEEN ANNE DISTRICT No. 7

PRINCE GEORGE'S COUNTY, MARYLAND

	PRINCE GEC	ORGE'S COUNTY	, MARYLAND	
		GRAPHIC SCALE		1"=30"
_	0	30'	60'	90'

Time	7/25/19	Revised per DSP-19023	CEG		VOODMORE R			Will 2
July 25, 2022	1/12/17	Revised per DSP-05042-02	PCN	0	\			ATES, INC.
DATE	10/05/07	Revised per MNCPPC EPS Comments dated 10/04/07	KJM		/		Surveyors / E (301) 430-	
NAL	6/07/07	Revised to include the floodplain in the net tract per HB-588	KJM	COPYR	IGHT © 2019	BEN DYER A	SSOCIATES, I	NC.
0 0	4/27/06	Revised per MNCPPC Env. Planning meeting on 4/27/06	MR	CEG	DESIGNED BY	MP	RECORD NO:	J-B01051
Mike Petrakis Qualified Professional	1/26/06	Revised per MNCPPC Resolution	MR	SCALE 1"=	30'		DRWG, NO.	0-001001
COMAR 08.19.06.01	DATE	REVISIONS DESCRIPTION	BY	DATE: JUI	LY 2019			54.086-2

:\C3D-PROJ\B01051-C3D\DWG\TCP2-DSP-19023.dwg, 7/25/2022 9:15:29 AM, garchr

SHEET #	ACRES	SHEET #	ACRES
1	15	27	7.28
2	= 1.	28	9.89
3	1 9 1	29	10.57
4	er % er	30 4.	
5		31	6.80
6	1.0	32	3.15
7	*	33	(*)
8	2 3¥5 I	34	500
9	9.1	35	2.15
10	15	36	4.29
11		37	9.55
12	0.64	38	10.86
13	4	39	10.69
14		40	2,70
15	-	41	0.40
16	9.1	42	-15
17	- X	43	1,2
18	€	44	- 8
19	*	45	
20	T. 00	46	120
21	Ω	47	R
22		48	-35
23	2.93	49	1.121
24	2.21	50	3.67
25	3.52	51	1.52
26	7.64	52	1.22
	TOTAL		106.13

